

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 26 July 2023

B

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(27)
Decisions made by the Secretary of State - Allowed	(7)
Decisions made by the Secretary of State - Dismissed	(17)

Richard Hollinson
Assistant Director (Planning, Transportation and
Highways)

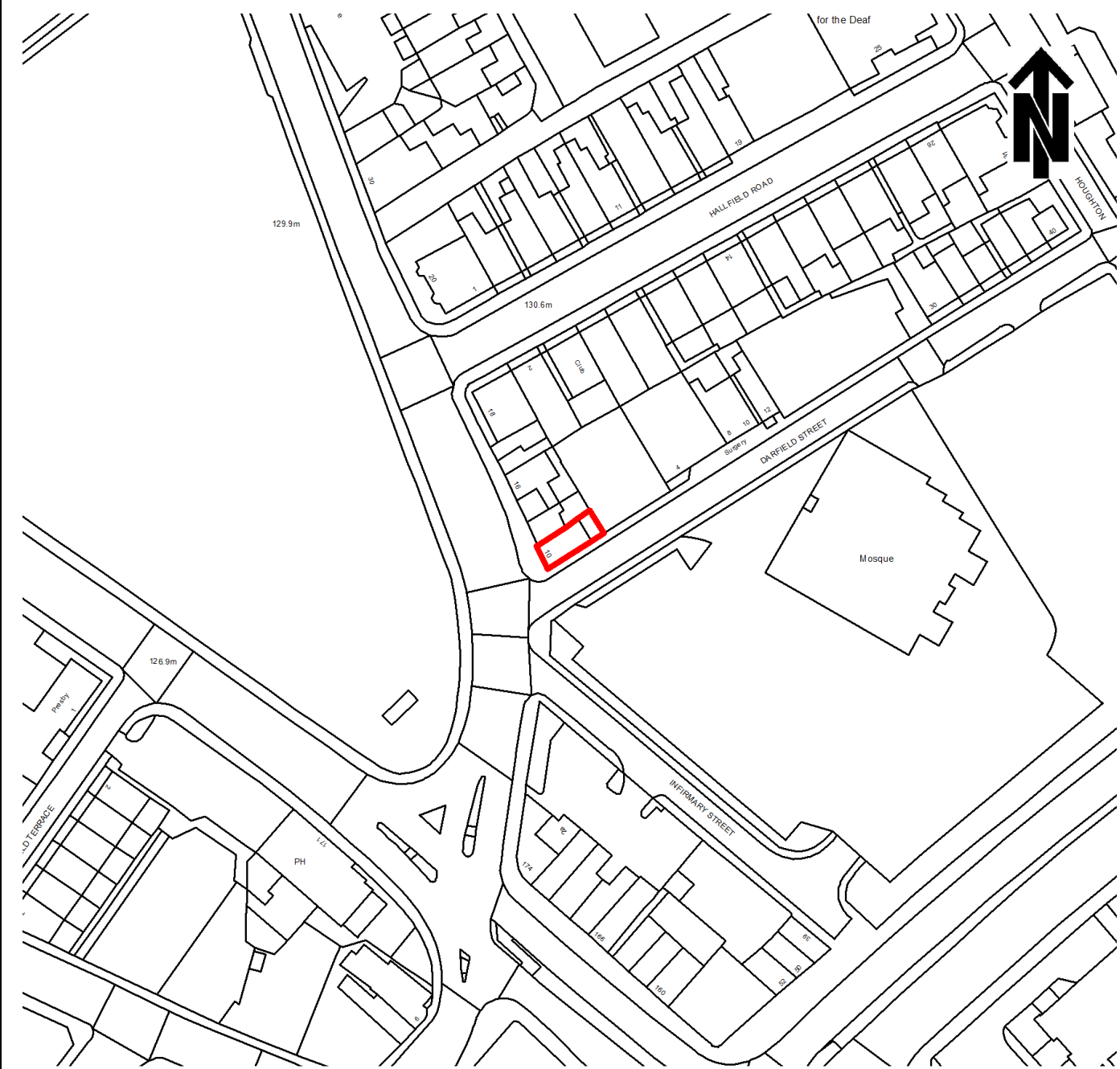
Report Contact: Amin Ibrar
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Email: amin.ibrar@bradford.gov.uk

Portfolio:
Regeneration, Planning &
Transport

**Overview & Scrutiny Committee
Area:**
Regeneration and Environment

19/01200/ENFLBC



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**10 Lumb Lane
Bradford
BD8 7QP**

26 July 2023

Item Number: A
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
19/01200/ENFLBC

Site Location:
10 Lumb Lane Bradford BD8 7QP

Breach of Planning Control:
Without Listed Building Consent, the installation of a shopfront at 10 Lumb Lane.

Circumstances:
The Local Planning Authority received enquiries regarding the installation of a new shopfront to the above property which is a Grade II Listed building.

The Council has no record of Listed Building Consent having been granted for the shopfront and the owner of the property has been requested to rectify the breach, however the matter remains unresolved.

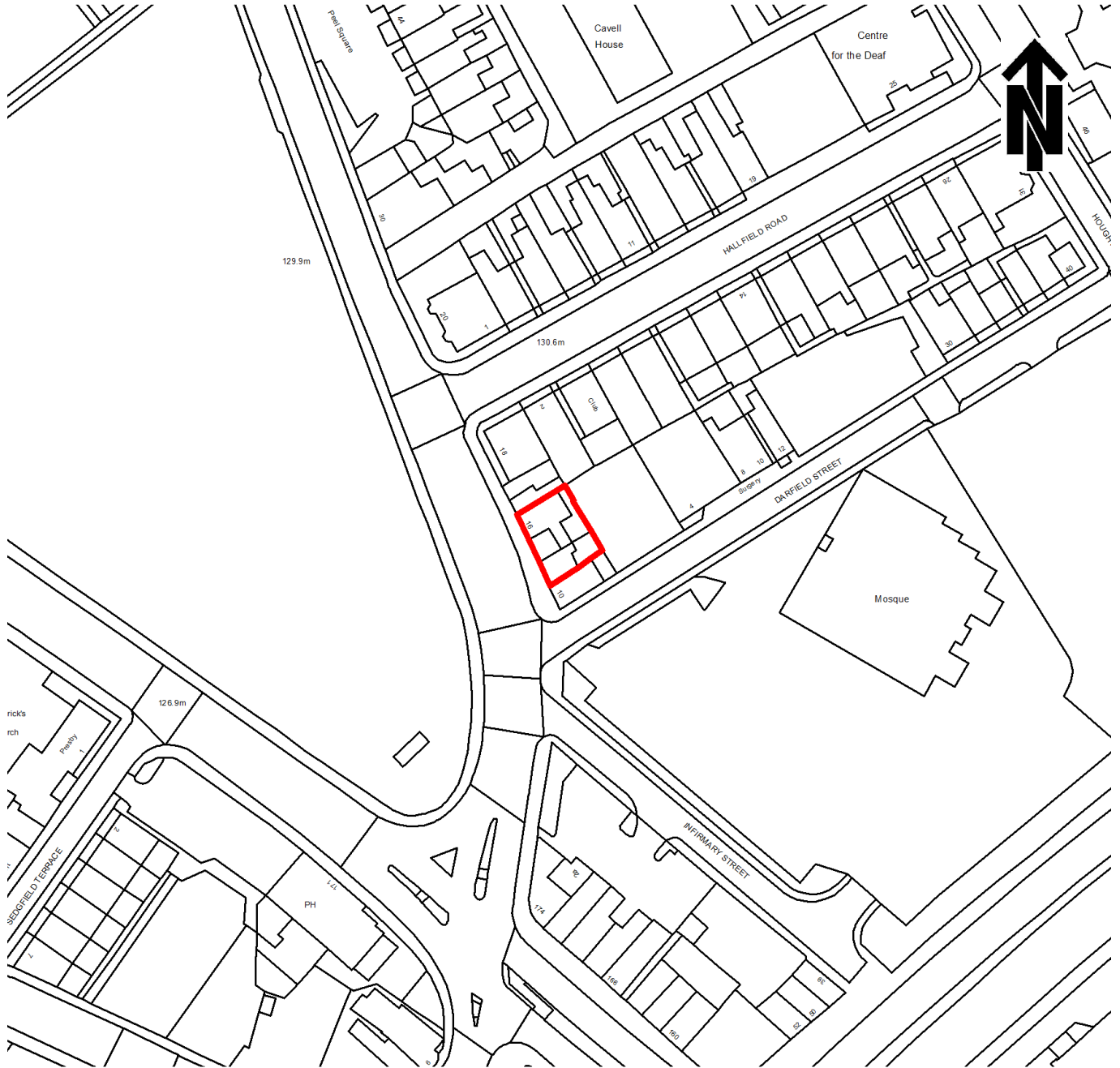
It is considered expedient to instigate legal action as the alterations are harmful to the architectural and historical interest of the Listed Building.

On 21 March 2023 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice requiring the removal of the shopfront including black hoarding and remove from the land all materials resulting from the removal of the shopfront.

19/00167/ENFLBC



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12 - 16 Lumb Lane
Bradford
BD8 7QP

26 July 2023

Item Number: B
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
19/00167/ENFLBC

Site Location:
12-16 Lumb Lane Bradford BD8 7QP

Breach of Planning Control:

Without Listed Building Consent the installation of 3 No shopfronts including black hoarding, a projecting fascia sign, lighting, 2 No cameras, 3 No externally mounted roller shutters, shutter boxes and associated guide rails and 2 No advertisements at first floor level at 12-16 Lumb Lane.

Circumstances:

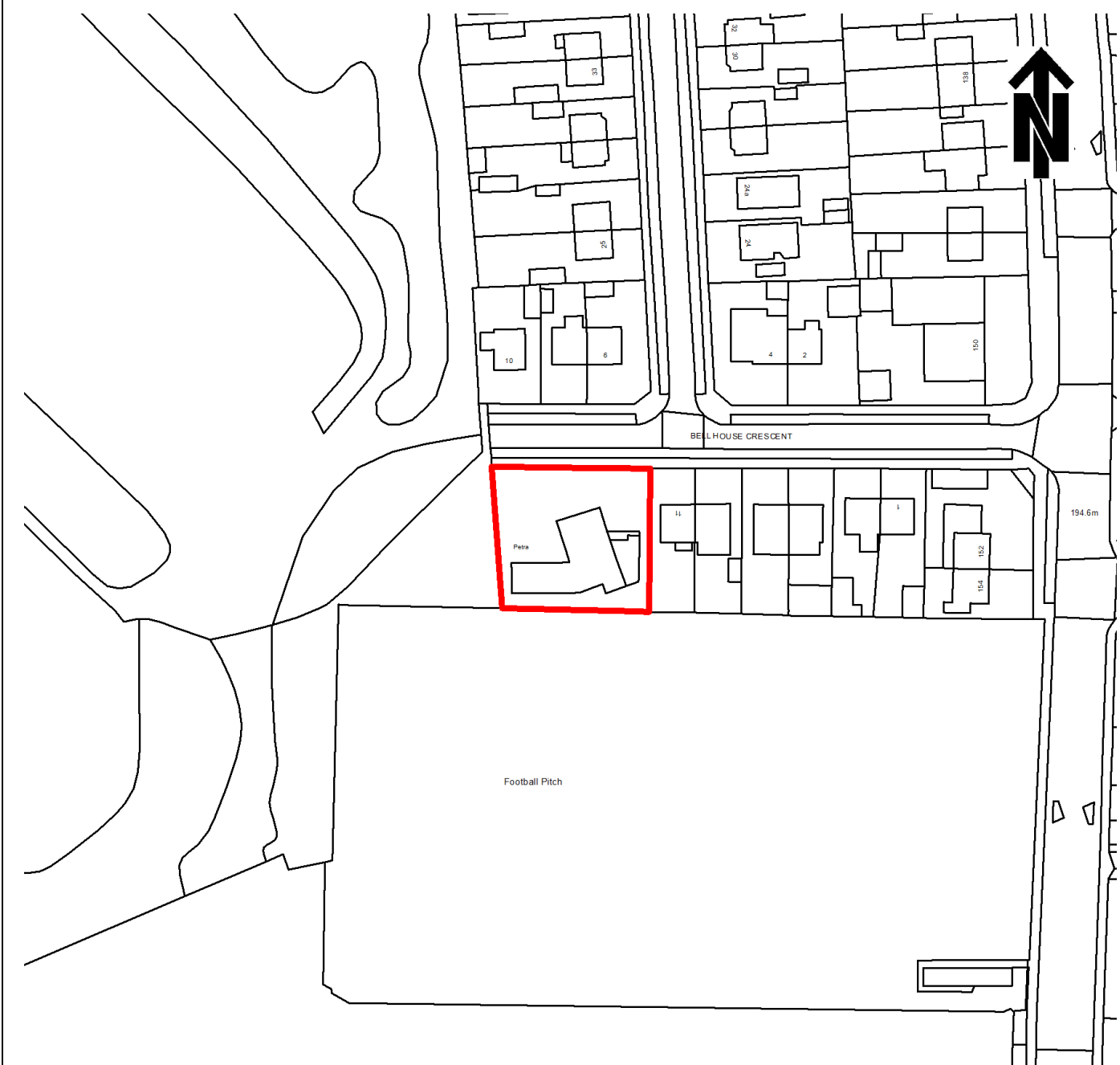
The Local Planning Authority has received enquiries regarding the above alterations at 12-16 Lumb Lane, which are Grade II Listed.

The Council has no record of Listed Building Consent having been granted for the alterations and the owner of the property has been requested to rectify the breach, however the matter remains unresolved.

It is considered expedient to instigate legal action as the alterations are harmful to the architectural and historical interest of the Listed Building.

On 21 March 2023 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice requiring the removal of the shopfront, black hoarding, fascia sign, lighting, cameras, externally mounted roller shutters, shutter boxes, associated guide rails and first floor advertisements.

21/01058/ENFUNA



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**13 Bell House Crescent
Bradford
BD4 6AJ**

26 July 2023

Item Number: C
Ward: TONG
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/01058/ENFUNA

Site Location:
13 Bell House Crescent Bradford BD4 6AJ

Breach of Planning Control:
Unauthorised single storey side extension

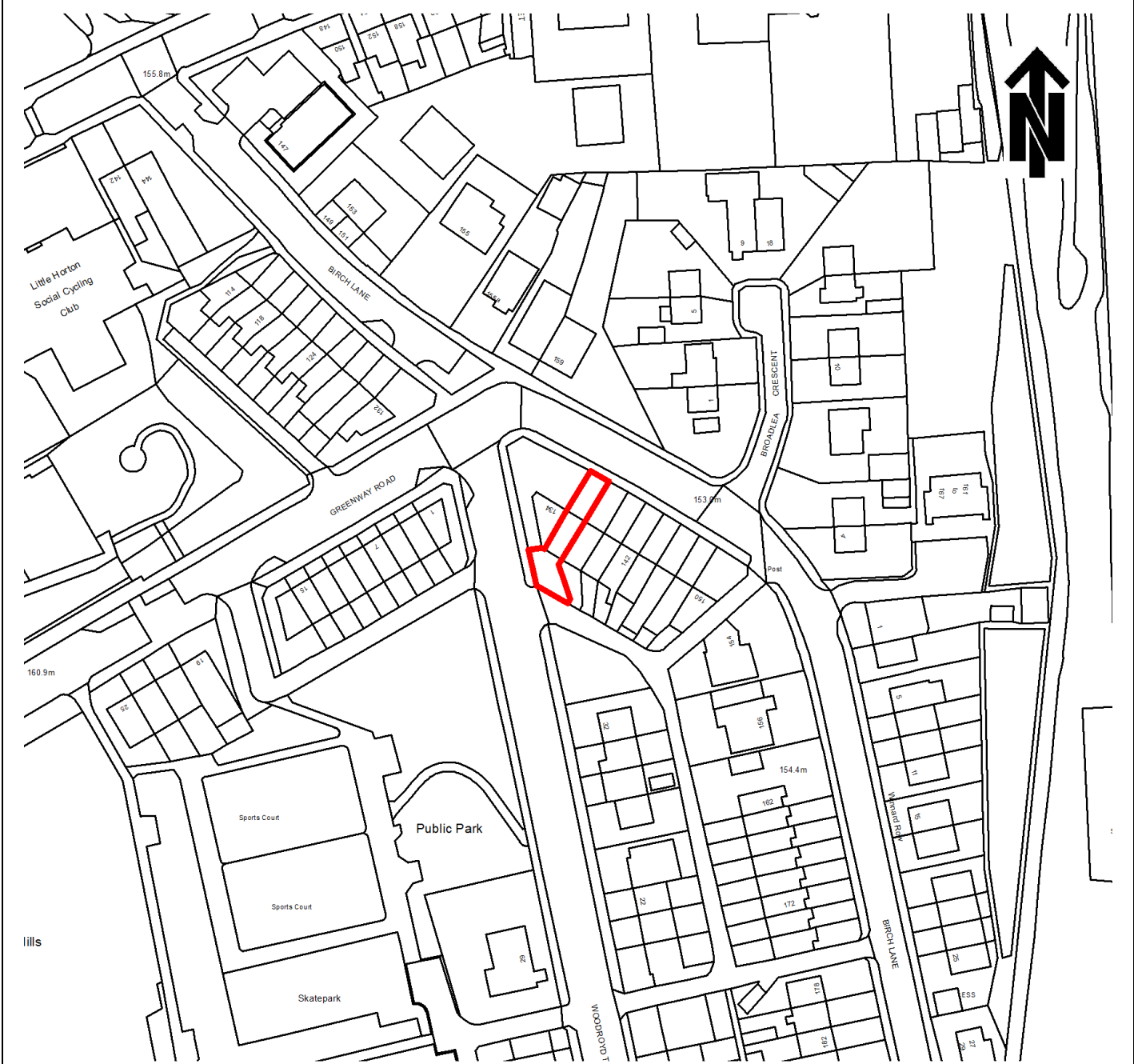
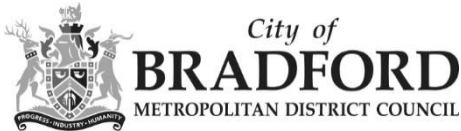
Circumstances:
In November 2021 the Council received an enquiry regarding development works at the property.

An inspection shown that a single storey side extension had been constructed, for which the Council had no record of planning permission having been granted.

Retrospective planning application reference 22/02677/HOU for the single storey side extension was refused by the Council in August 2022. An appeal against the Council's decision was dismissed by The Planning Inspectorate in January 2023.

The unauthorised single storey side extension remains in place and on 7 March 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised single storey side extension is detrimental to visual amenity by virtue of its size, position and appearance and forms an incongruous feature on the land, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder Supplementary Planning Document and the principles of the National Planning Policy Framework.

21/00789/ENFUNA



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136 Birch Lane
Bradford
BD5 8PF

26 July 2023

Item Number: D
Ward: LITTLE HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00789/ENFUNA

Site Location:
136 Birch Lane Bradford BD5 8PF

Breach of Planning Control:
Unauthorised fencing

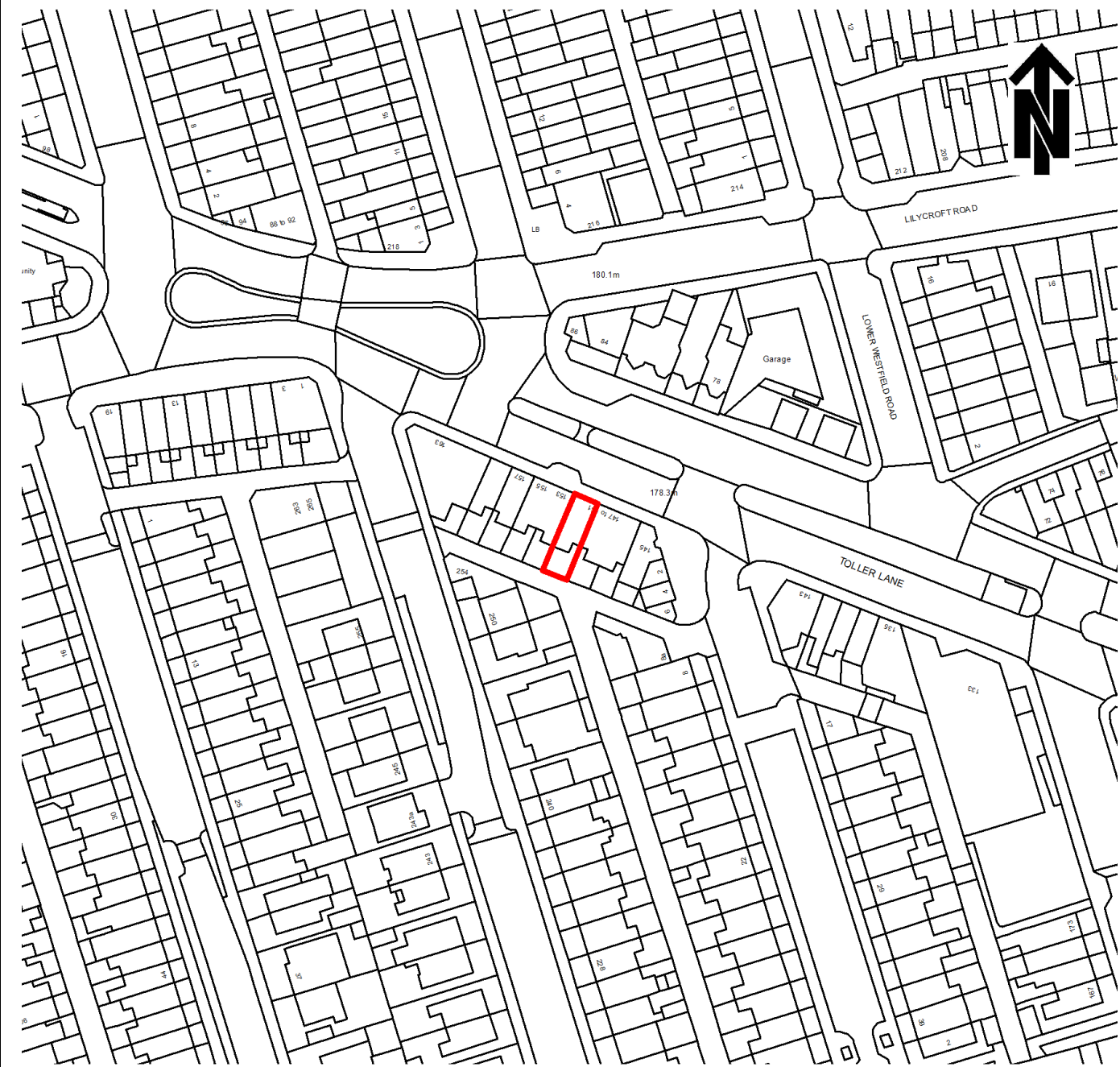
Circumstances:
In July 2021 the Council received an enquiry regarding the erection of fencing at the property.

An inspection shown that fencing with an overall height exceeding 2.0 metres had been erected along the north-east facing (side) boundary of the property, for which the Council had no record of planning permission having been granted.

The owner of the property has been requested to take action to rectify the breach of planning control, however no action has been taken.

On 7 March 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised solid timber fencing is detrimental to visual and residential amenity by virtue of its position, height and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

22/00890/ENFUNA



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**151 Toller Lane
Bradford
BD8 9HL**

26 July 2023

Item Number: E
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00890/ENFUNA

Site Location:
151 Toller Lane Bradford BD8 9HL

Breach of Planning Control:
Unauthorised fence, structure and gates.

Circumstances:
In January 2022 it was noted that solid black gates had been installed to the rear boundary of the property, for which the Council had no record of planning permission having been granted. A subsequent visit showed that a metal fence and metal structure had also been erected to the rear of the property, for which the Council had no record of planning permission having been granted.

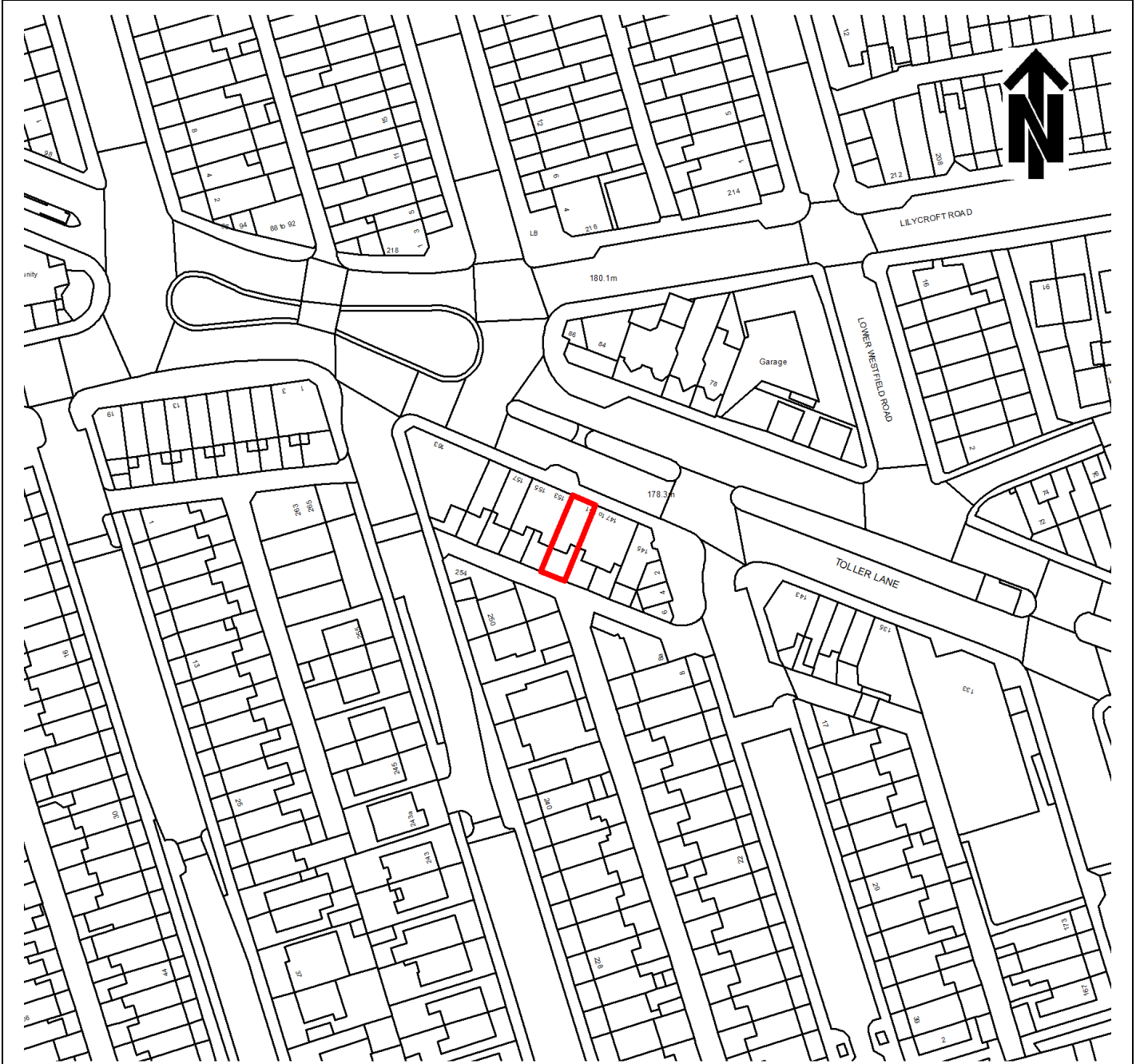
The owner of the property has been requested to rectify the breaches of planning control, however no action has been taken.

On 11 April 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised metal fence, metal structure and gates are detrimental to visual amenity by virtue of their position, design and appearance, forming incongruous features on the land and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

22/00891/ENFUNA



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151 Toller Lane
Bradford
BD8 9HL

26 July 2023

Item Number: F
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00891/ENFUNA

Site Location:
151 Toller Lane Bradford BD8 9HL

Breach of Planning Control:
Unauthorised external staircase

Circumstances:

In January 2022 it was noted that an external bare metal staircase had been installed to the rear of the property, for which the Council had no record of planning permission having been granted.

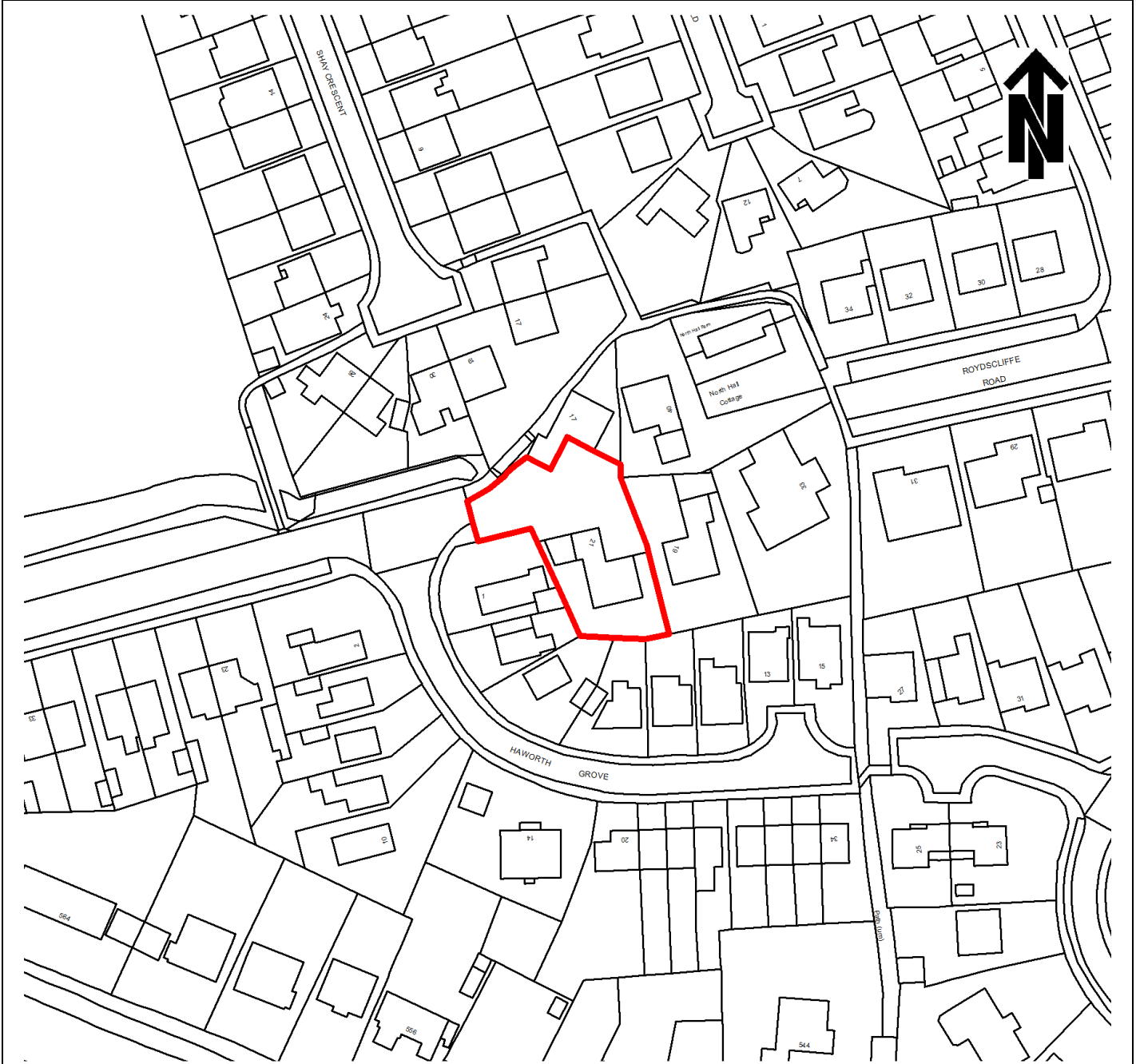
The owner of the property has been requested to rectify the breach of planning control, however no action has been taken and the unauthorised external staircase remain in situ at the property.

On 11 April 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised external metal staircase is detrimental to visual amenity by virtue of its position, design and appearance, forming an incongruous feature on the land and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

22/00183/ENFCOU



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**21 Haworth Road
Bradford
BD9 5PB**

26 July 2023

Item Number: G
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00183/ENFCOU

Site Location:
21 Haworth Road Bradford BD9 5PB

Breach of Planning Control:
Unauthorised mixed use of land for residential purposes and for the storage and dismantling of motor vehicles.

Circumstances:
Significant numbers of vehicles at the residential property being stored and dismantled. The unauthorised use was challenged however continues to operate.

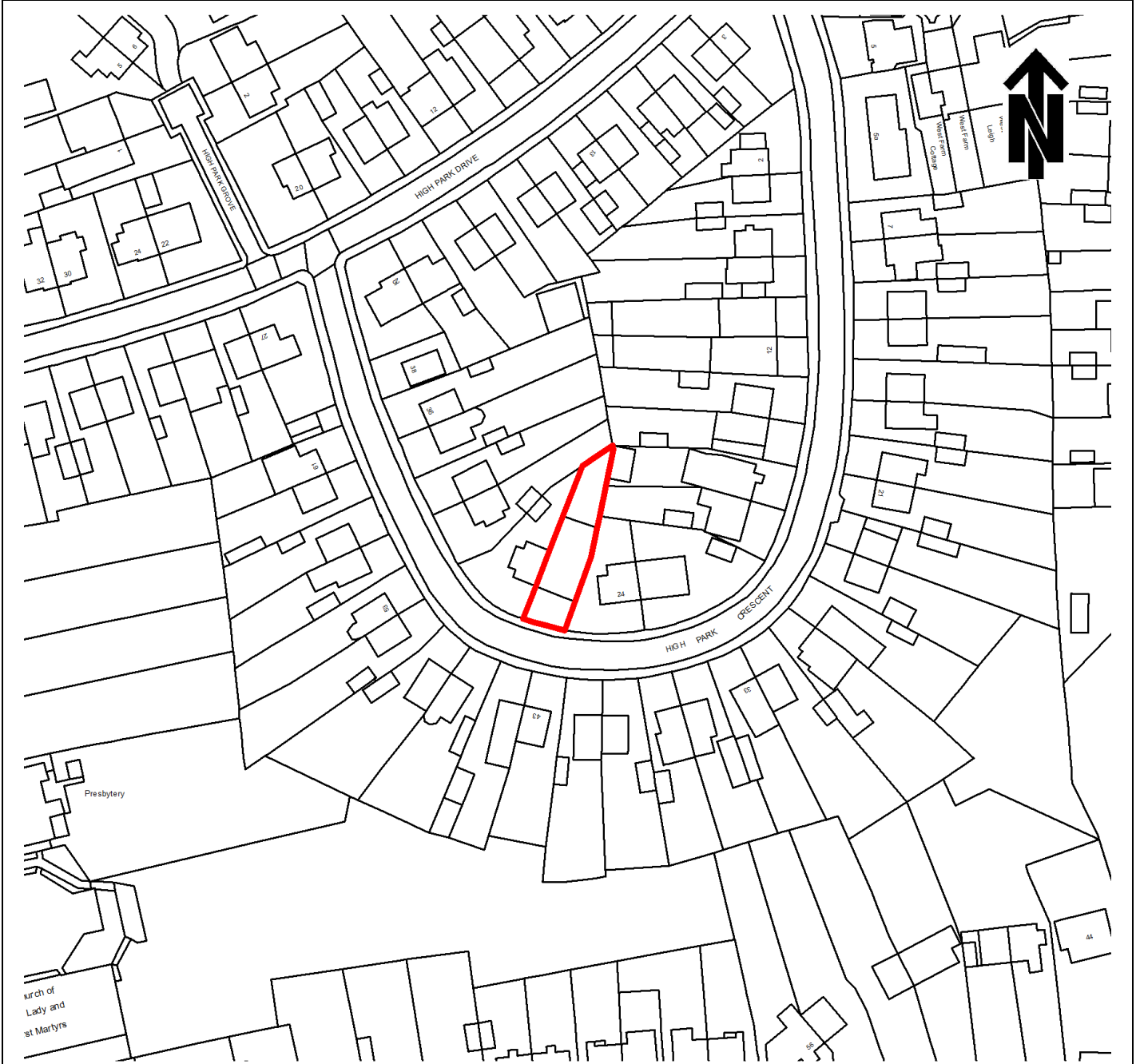
An Enforcement notice was authorised on 11 April 2023 for the following reason: The unauthorised storage and dismantling of motor vehicles in this residential location does not contribute to creating a high quality place and attractive, cohesive and sustainable settlement, is an inappropriate use in this location which adversely affects the visual and residential amenity of the neighbourhood in which it is sited and does not provide a high standard of environmental protection against noise and pollution.

Contrary to policies SC9, EN8 and DS1 and DS5 of the Council's Core Strategy Development Plan Document.

22/00013/ENFAPP



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**26 High Park Crescent
Bradford
BD9 6HT**

26 July 2023

Item Number: H
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00013/ENFAPP

Site Location:
26 High Park Crescent Bradford BD9 6HT

Breach of Planning Control:

Without planning permission, the construction of a part two storey and part single storey rear extension.

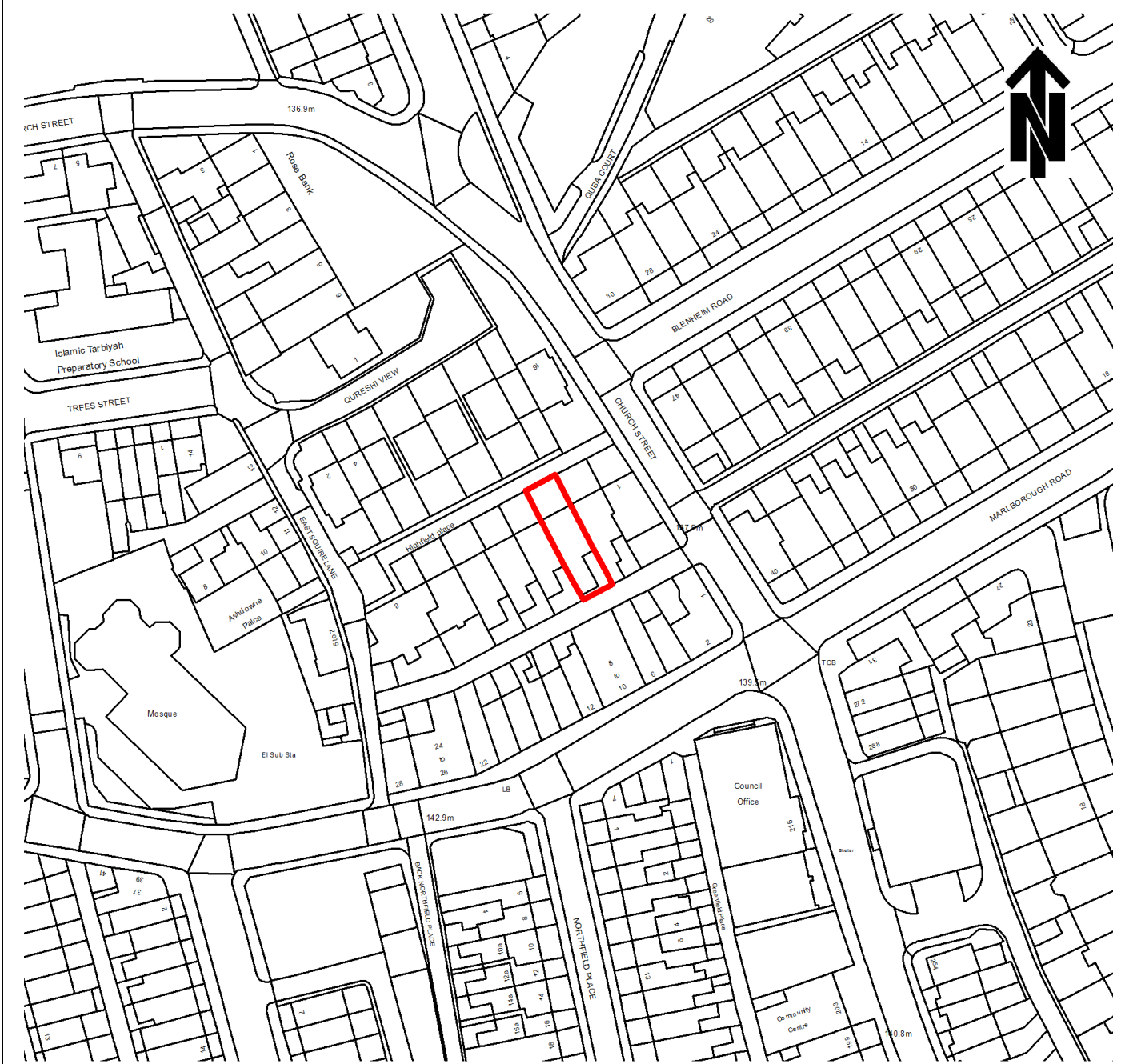
Circumstances:

Following a complaint received in this office in January 2022, a site visit revealed the above breach of planning control. On 24 October 2022 a retrospective planning application for the extension was submitted to the Local Planning Authority for consideration and determination. On 19 December 2022 planning permission was refused. No appeal to the Planning Inspectorate was submitted and the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice as the extension by reason of its excessive scale and proximity to the common boundaries of No. 24 & 28 High Park Crescent has an adverse impact on the residential amenity of neighbouring occupiers by reason of overshadowing, loss of outlook and loss of natural daylight.

The Planning Manager (Enforcement and Trees) authorised Enforcement action on 11 May 2023 requiring the demolition of the part two storey and part single storey rear extension or alterations to it in order that it accords with planning permission reference 21/01693/HOU and all its terms and conditions.

21/01168/ENFUNA



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**3 Highfield Place
Bradford
BD8 7NN**

26 July 2023

Item Number: I
Ward: MANNINGHAM
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/01168/ENFUNA

Site Location:
3 Highfield Place Bradford BD8 7NN

Breach of Planning Control:
Unauthorised outbuilding

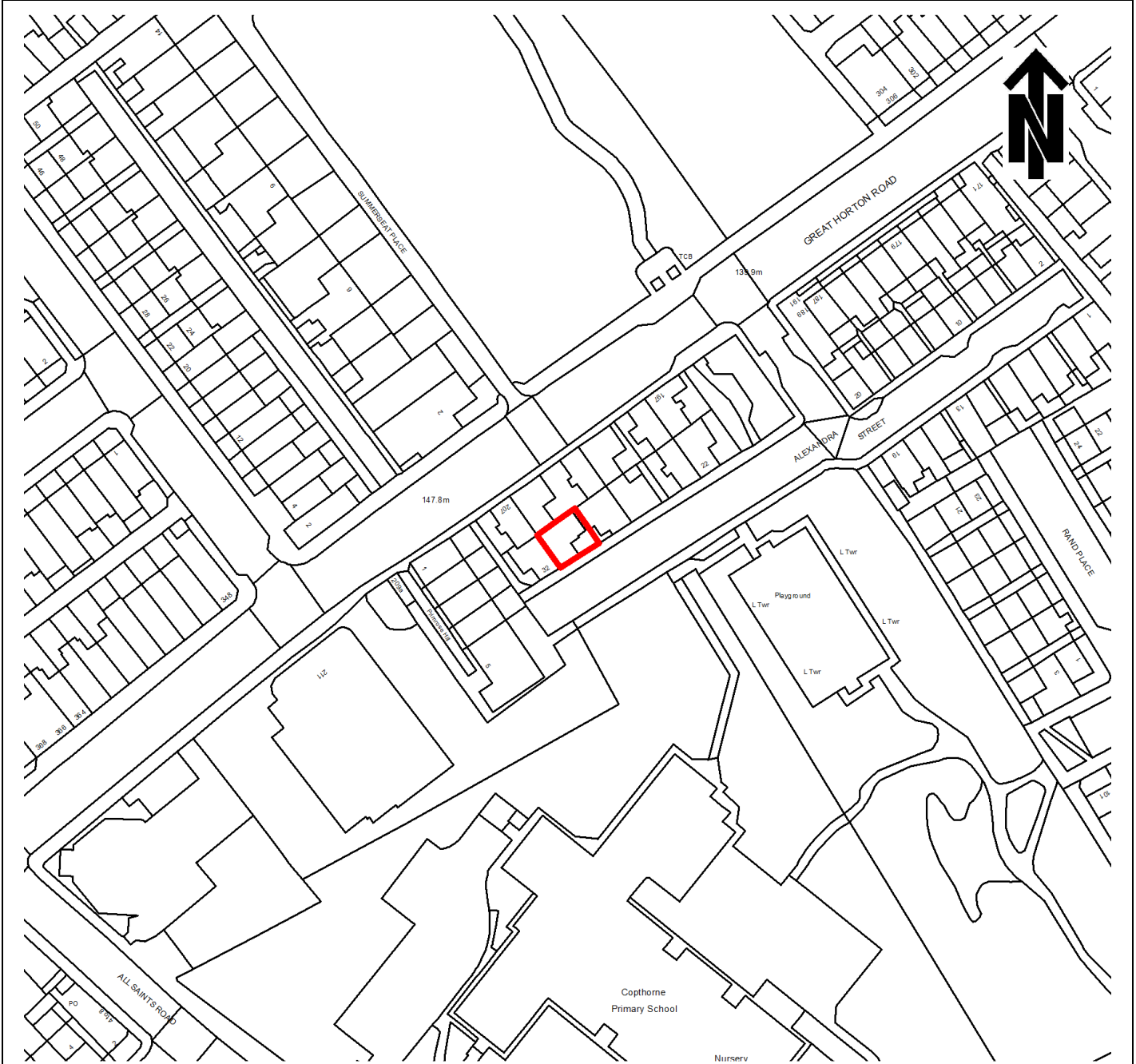
Circumstances:

An inspection of the property in May 2021 in connection with another matter showed that an outbuilding had been constructed in the front garden area of the property, for which the Council had no record of planning permission having been granted.

The owners of the property have been requested to take action to rectify the breach of planning control, however no action has been taken.

On 7 March 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised outbuilding is detrimental to visual amenity by virtue of its position, design and appearance, forming an incongruous feature on the land and within the St Pauls Conservation Area, contrary to Policies DS1, DS3 and EN3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00332/ENFUNA



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**30 Alexandra Street
Great Horton
Bradford BD7 1RS**

26 July 2023

Item Number: J
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00332/ENFUNA

Site Location:
30 Alexandra Street Great Horton Bradford BD7 1RS

Breach of Planning Control:
Breach of condition 3 of planning permission reference 22/01227/HOU.

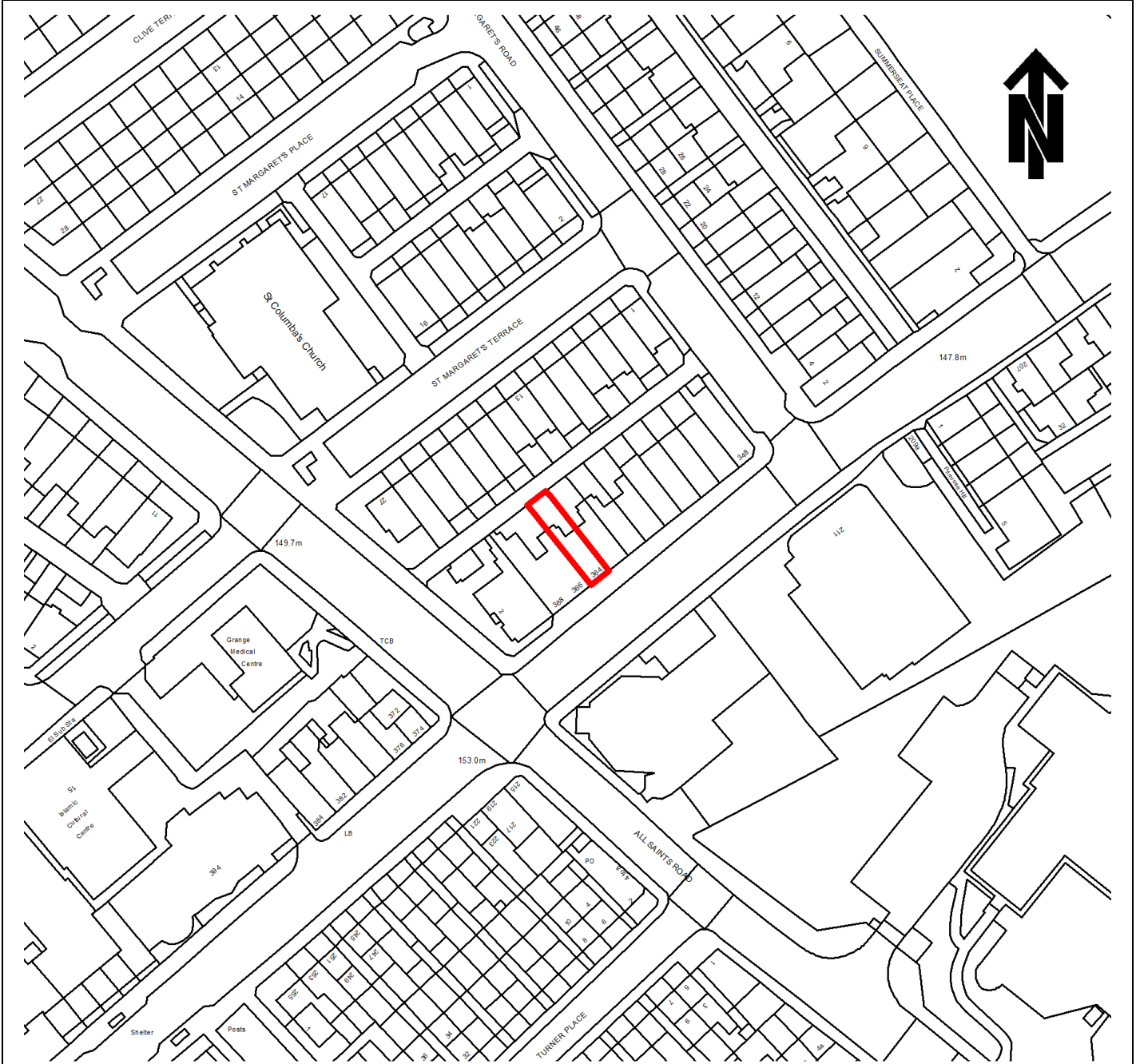
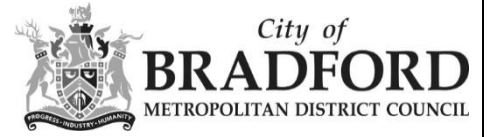
Circumstances:
In May 2022 retrospective planning permission reference 22/01227/HOU was granted by the Council for a single storey extension to the property.

Condition 3 of the planning permission requires the single storey extension to be constructed using natural stone facing material and the condition has not been complied with.

The owner of the property has been requested to rectify the breach of planning control, however no action was taken.

On 23 January 2023 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice. It is considered expedient to instigate Enforcement (Legal) Action, as the breach of condition 3 of the planning permission is detrimental to visual amenity and contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document.

21/00421/ENFUNA



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**364 Great Horton Road
Bradford
BD7 1QJ**

26 July 2023

Item Number: K
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00421/ENFUNA

Site Location:
364 Great Horton Road Bradford BD7 1QJ

Breach of Planning Control:
Unauthorised extractor flue

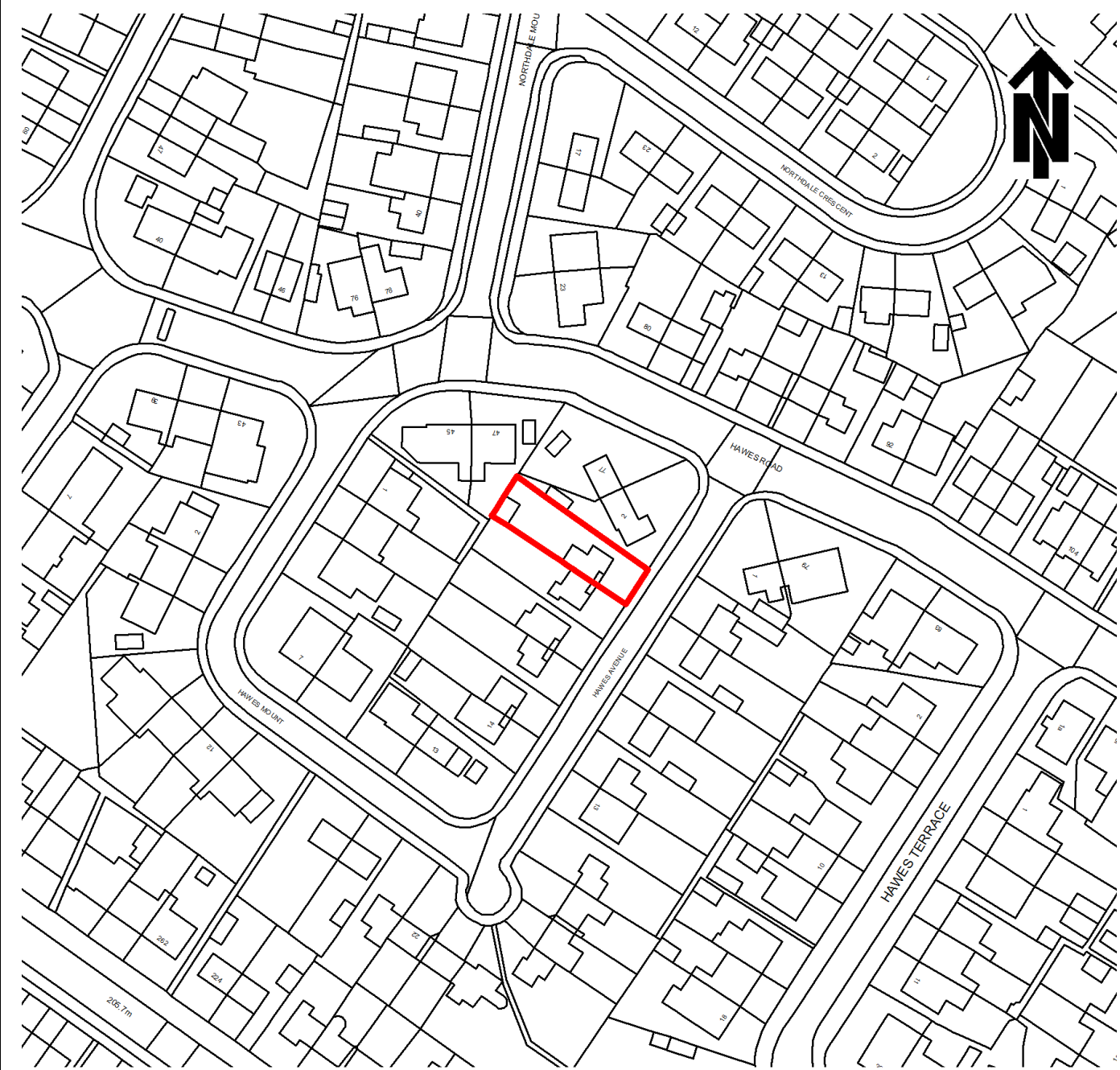
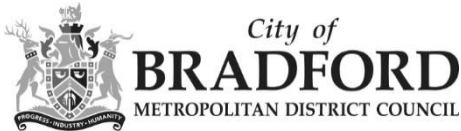
Circumstances:
In April 2021 the Council received an enquiry regarding the installation of an extractor flue at the property.

An inspection shown that an external extractor flue had been installed to the rear elevation of the property, for which the Council had no record of planning permission having been granted.

The owner/occupier of the property has been requested to take action to rectify the breach of planning control, however no action has been taken.

On 7 March 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised extractor flue is detrimental to visual amenity by virtue of its position, design and appearance, forming an incongruous feature on the building and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00751/ENFUNA



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**4 Hawes Avenue
Bradford
BD5 9AY**

26 July 2023

Item Number: L
Ward: WIBSEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00751/ENFUNA

Site Location:
4 Hawes Avenue Bradford BD5 9AY

Breach of Planning Control:
Without planning permission, the construction of a rear first floor extension.

Circumstances:
Following the receipt of an enquiry, a site visit revealed the above breach of planning control. On 11 August 2022 a retrospective planning application for the first floor extension was submitted to the Local Planning Authority for consideration and determination. On 6 October 2022 planning permission was refused.

An appeal was then submitted to the Planning Inspectorate against the Council's decision to refuse planning permission. On 17 April 2023 the appeal was dismissed and the matter remains unresolved.

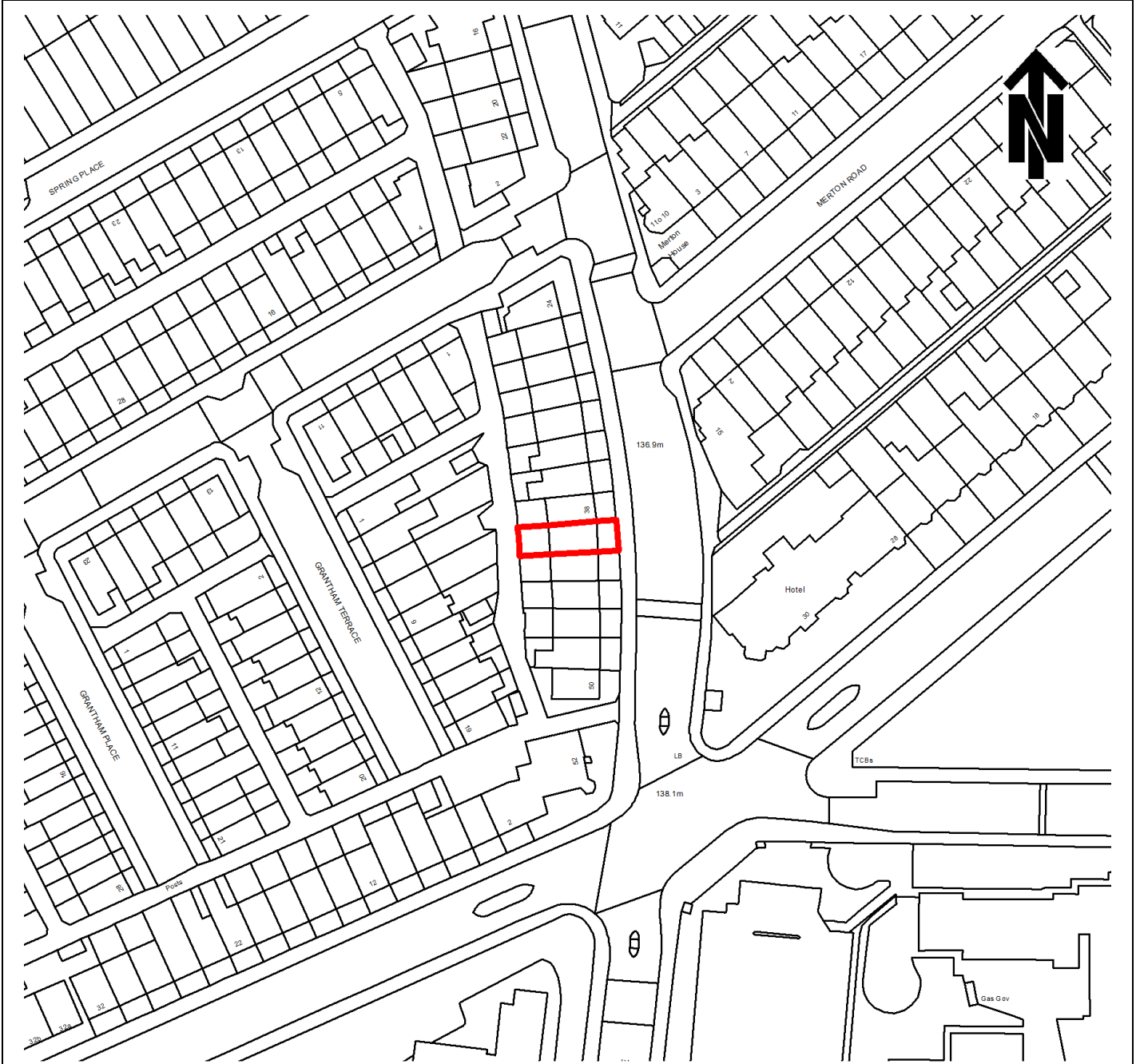
It is considered expedient to issue an Enforcement Notice as the first floor extension due to its depth, scale and siting, has an unacceptable effect on the living conditions of the occupants of 2 Hawes Avenue, with particular reference to outlook, sunlight and daylight.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 11 May 2023 requiring the owners of the land to demolish the first floor extension, make good any damage to the building and remove all materials from the land.

21/00093/ENFCOU



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40 Laisteridge Lane
Bradford
BD7 1QT

26 July 2023

Item Number: M
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00093/ENFCOU

Site Location:
40 Laisteridge Lane Bradford BD7 1QT

Breach of Planning Control:

Without planning permission, the change of use of the property from a House of Multiple Occupation (HMO) into four apartments.

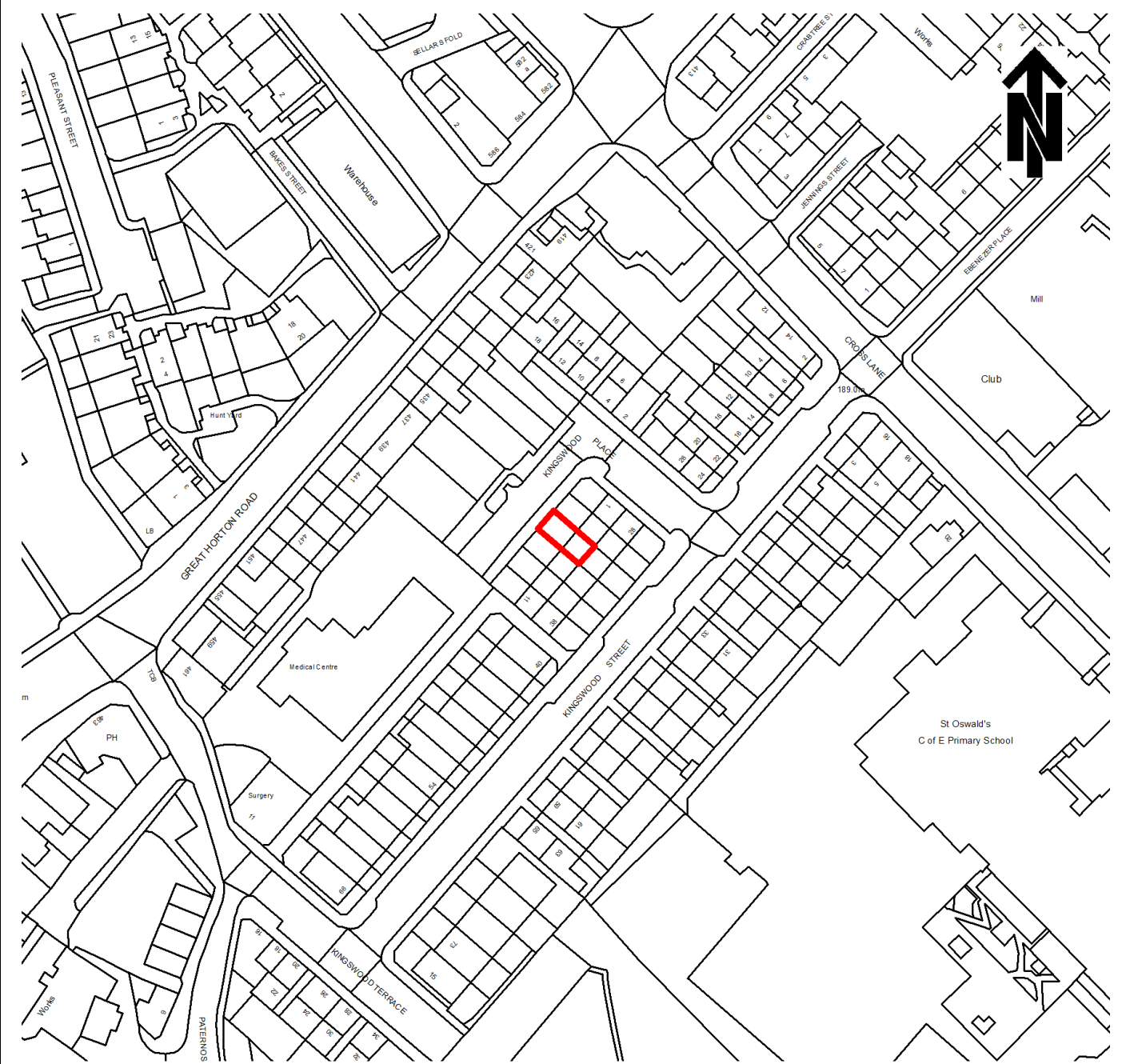
Circumstances:

Following a complaint received in this office an investigation concluded that the above breach of planning control had occurred. An appeal against the refusal of retrospective planning permission was dismissed and despite requests from the Local Planning Authority the unauthorised use continues.

It is considered expedient to issue an Enforcement Notice because the second floor flat fails to provide suitable living conditions in terms of its floor space and the basement flat fails to provide suitable living conditions for occupiers in terms of the levels of natural light and outlook available to any occupier of the main rear room which is likely to be inconsistent.

The Planning Manager (Enforcement and Trees) authorised enforcement action on 20 June 2023 requiring the owners of the property to cease the unauthorised use of the building as four apartments and return the use of the building to a House of Multiple Occupation.

21/00960/ENFCOU



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**5 Kingswood Place
Bradford
BD7 3DY**

26 July 2023

Item Number: N
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00960/ENFCOU

Site Location:
5 Kingswood Place Bradford BD7 3DY

Breach of Planning Control:
Unauthorised repair, storage and sale of motorcycles.

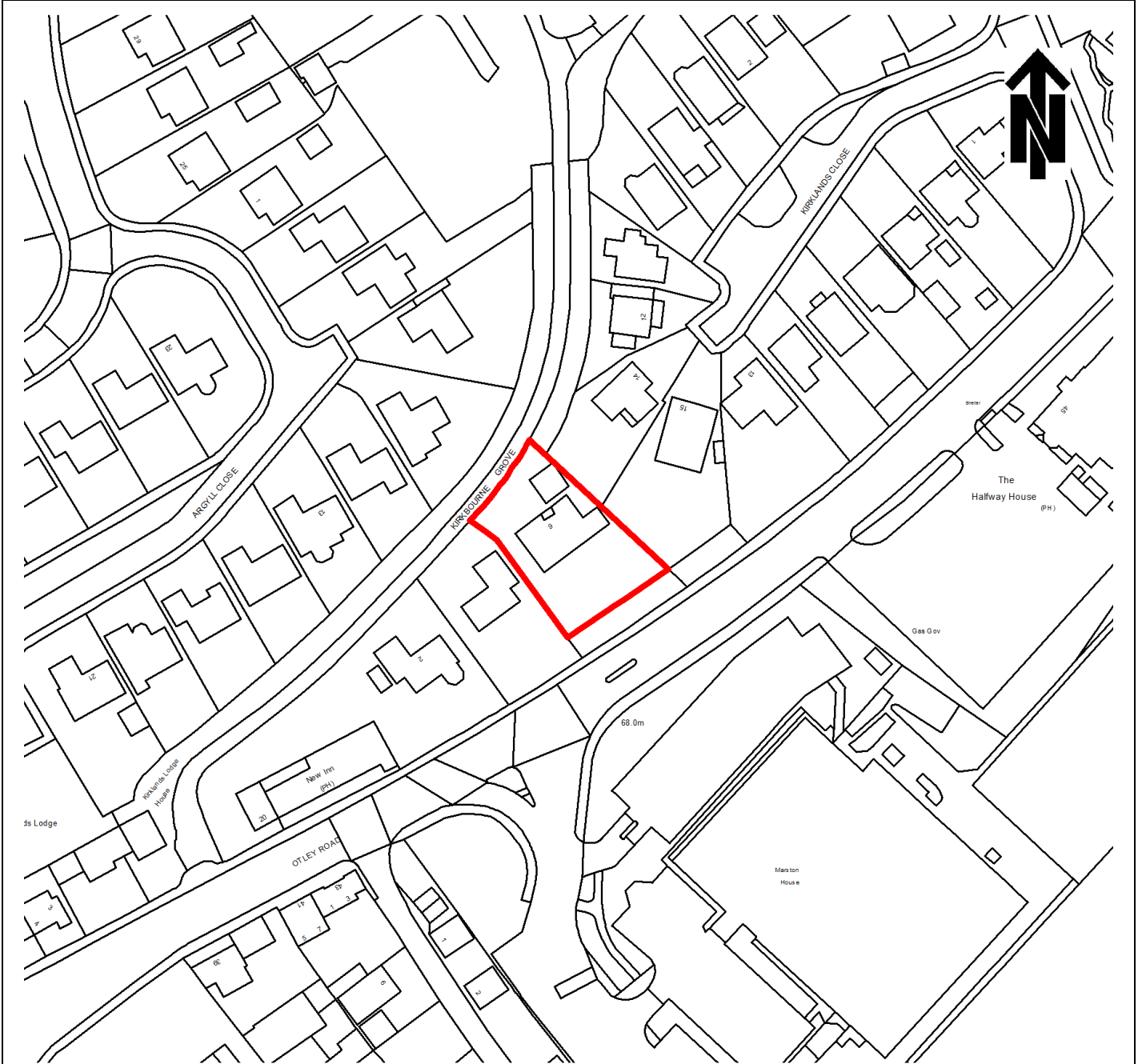
Circumstances:
In September 2021 the Council received an enquiry regarding the use of the property for non-domestic purposes.

An inspection showed that the property was being used for the repair and storage of motorcycles and associated parts and equipment, for which the Council had no record of planning permission having been granted.

The owner and occupier of the property have been requested to rectify the breach of planning control, however no action has been taken.

On 15 May 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised use of the property for the repair, storage and sale of motorcycles is contrary to policies DS1, DS5 and SC9 of the Council's adopted Core Strategy Development Plan Document and to the principles of the National Planning Policy Framework.

21/00028/ENFAPP



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**6 Kirkbourne Grove
Baildon
BD17 6HW**

26 July 2023

Item Number: O
Ward: BAILDON)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00028/ENFAPP

Site Location:
6 Kirkbourne Grove Baildon BD17 6HW

Breach of Planning Control:

Without planning permission, the installation of a first floor window in the north east side elevation of the building.

Circumstances:

The Local Planning Authority received an enquiry regarding the above development. On 10 May 2022 a retrospective planning application (22/02057/HOU) that related to the retention of the extension as constructed was submitted to the Local Planning Authority for consideration and determination. On 8 August 2022 planning permission was refused. No appeal was submitted to the Planning Inspectorate and the matter remains unresolved.

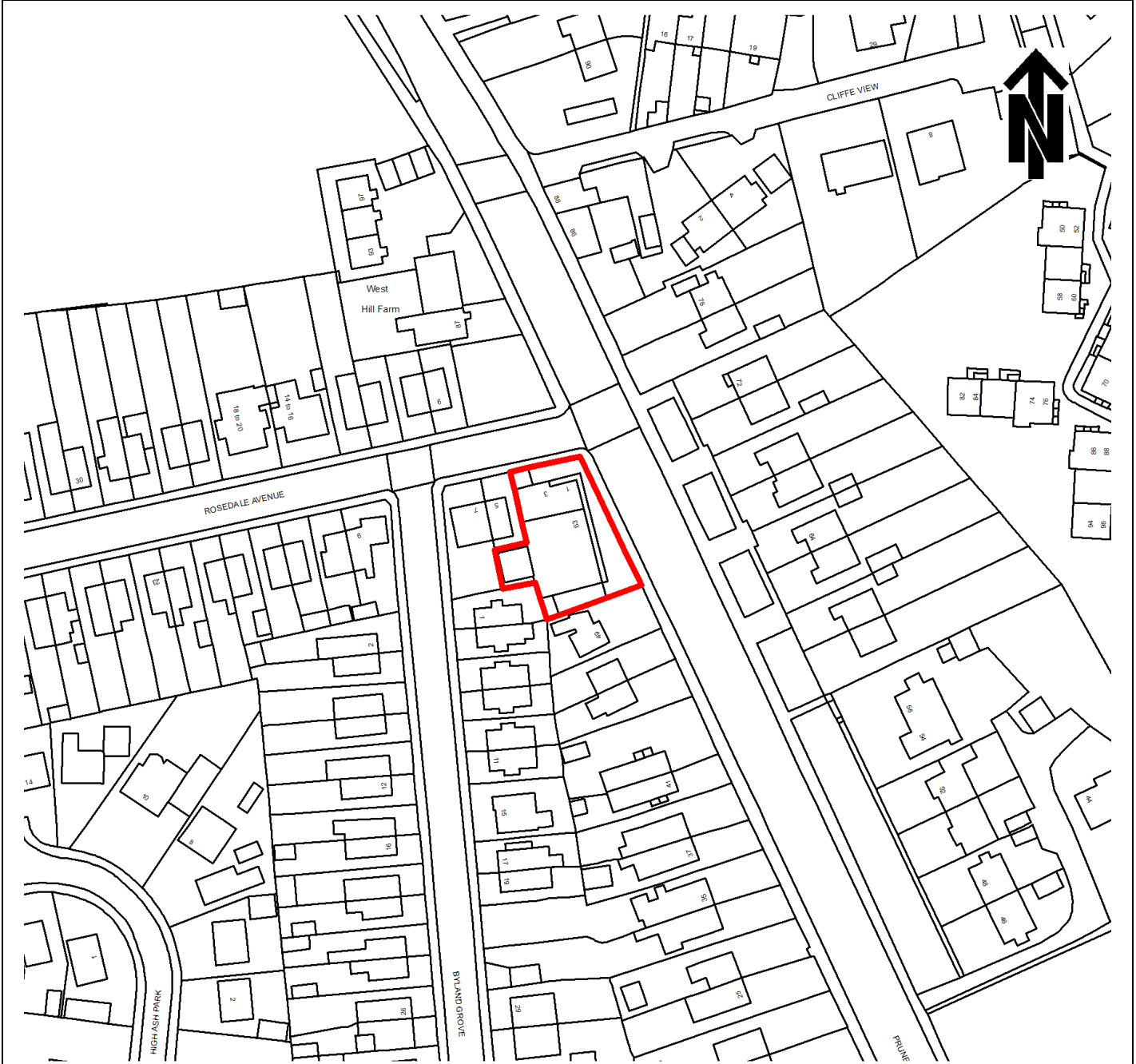
It is considered expedient to issue an Enforcement Notice because the first floor window in the north east side elevation of the building introduces direct overlooking at close quarters of the private garden space and habitable room windows of No 14 Kirklands to the detriment of residential amenity.

On 11 May 2023, the Planning Manager (Enforcement and Trees) authorised Enforcement action requiring the owner of the property to remove the first floor window in the north east facing side elevation of the building and block up the opening; or remove the first floor window and replace with a window that is obscure-glazed and non-opening.

20/01529/ENFUNA



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**63 Prune Park Lane
Bradford
BD15 9JA**

26 July 2023

Item Number: P
Ward: THORNTON AND ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01529/ENFUNA

Site Location:
63 Prune Park Lane Bradford BD15 9JA

Breach of Planning Control:

Without planning permission, the change of use of the land from residential to shop curtilage and construction of a single storey extension.

Circumstances:

Following a complaint received an investigation concluded that the above breach of planning control had occurred. Despite a request from the Local Planning Authority, the owner of the property had taken no action to rectify the matter.

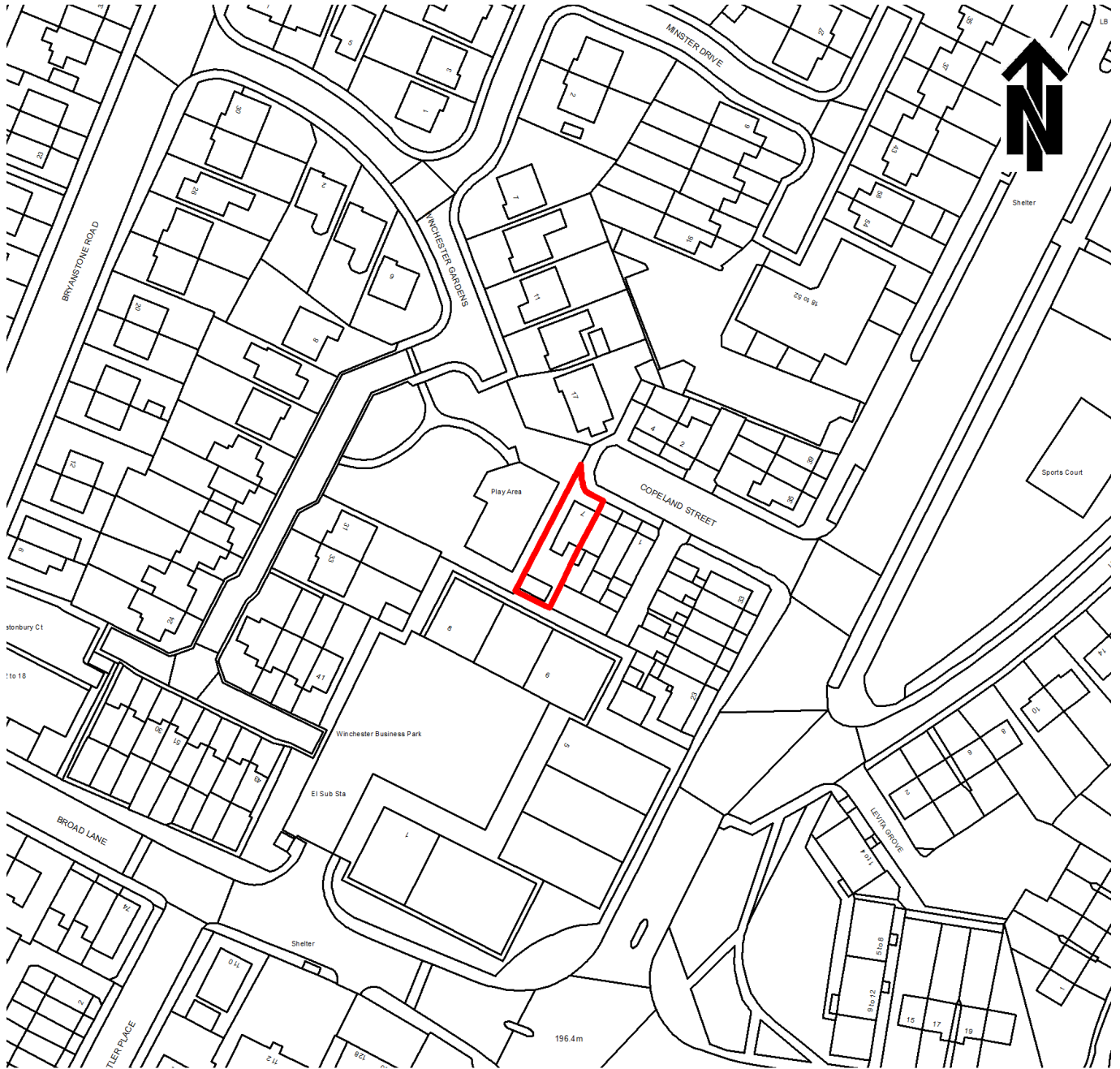
It is considered expedient to issue an Enforcement Notice because the change of use of the land has resulted in the occupiers of No. 5 Rosedale Avenue having insufficient private amenity space for the enjoyment of its occupiers and restricts the outlook from the ground floor habitable room window in the rear elevation of the property. Consequently, the quality of the residential accommodation of No. 5 Rosedale Avenue has been compromised to the detriment of the residential amenity of its occupiers.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 21 February 2023 requiring the owners of the land to demolish the rear extension and remove all arising materials from the land and make good any damage caused to the building. Returning the land back to residential.

21/00942/ENFAPP



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**7 Copeland Street
Bradford
BD4 8NJ**

26 July 2023

Item Number: Q
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00942/ENFAPP

Site Location:
7 Copeland Street Bradford 8NJ

Breach of Planning Control:
Unauthorised front dormer window

Circumstances:
In September 2021 the Council received an enquiry regarding the construction of dormer windows at the property.

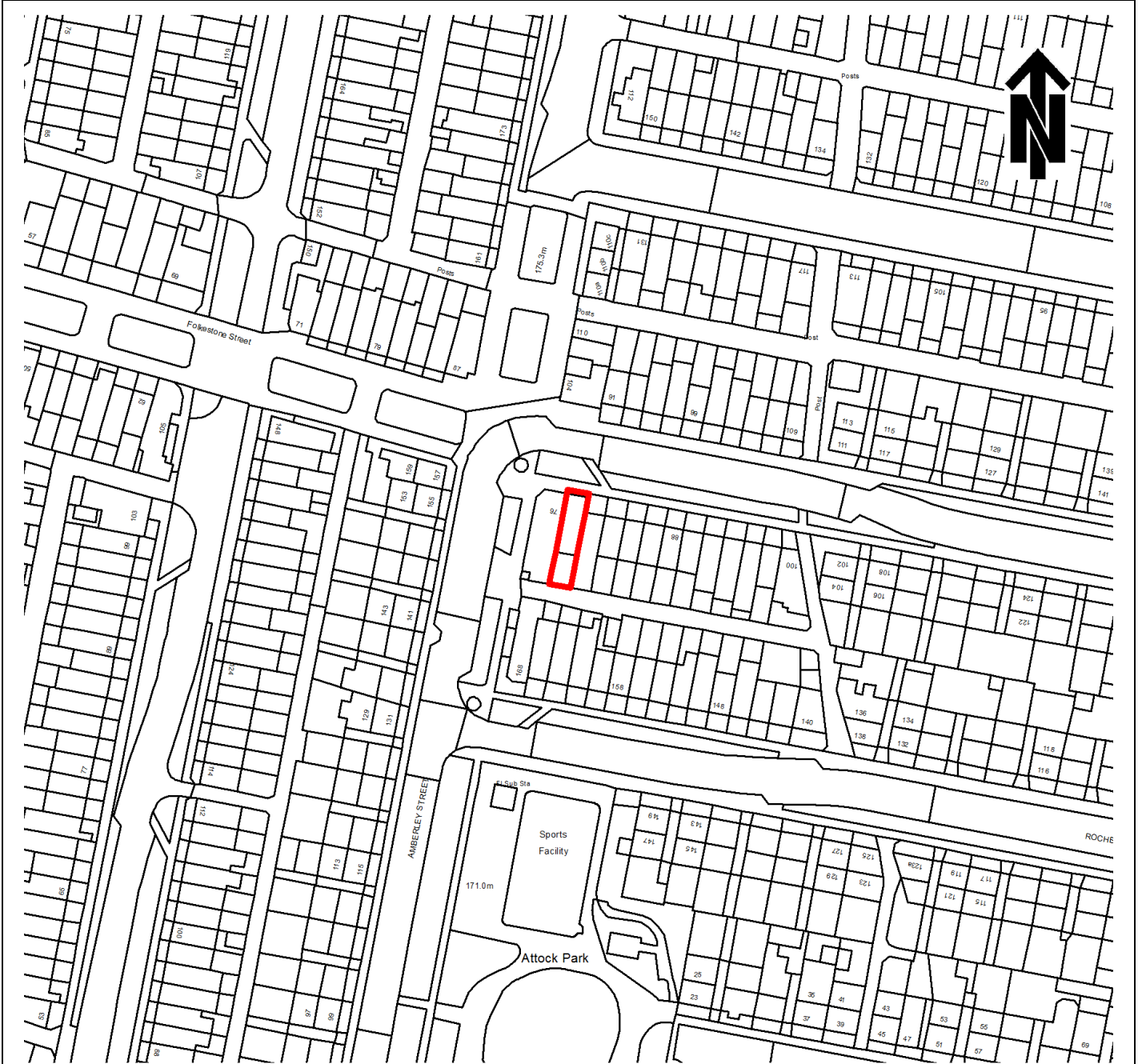
Planning permission reference 21/01920/HOU for front and rear dormer windows at the property was granted by the Council in June 2021.

An inspection showed that a front dormer window has been constructed which does not accord with the terms of planning permission reference 21/01920/HOU.

The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 19 June 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised front dormer window is detrimental to visual amenity by virtue of its design and appearance, forming an incongruous feature on the building and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder Supplementary Planning Document and the principles of the National Planning Policy Framework.

19/00276/ENFUNA



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**78 Folkestone Street
Bradford
BD3 8AT**

26 July 2023

Item Number: R
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
19/00276/ENFUNA

Site Location:
78 Folkestone Street Bradford D3 8AT

Breach of Planning Control:
Unauthorised externally mounted roller shutter.

Circumstances:
In July 2020 planning permission was granted by the Council for a single storey front extension to the shop property.

An inspection showed that an externally mounted roller shutter had been installed to the front elevation of the single storey extension, for which the Council had no record of planning permission having been granted.

Retrospective planning application reference 21/00628/FUL to retain the externally mounted roller shutter on the single storey extension was refused by the Council in March 2021.

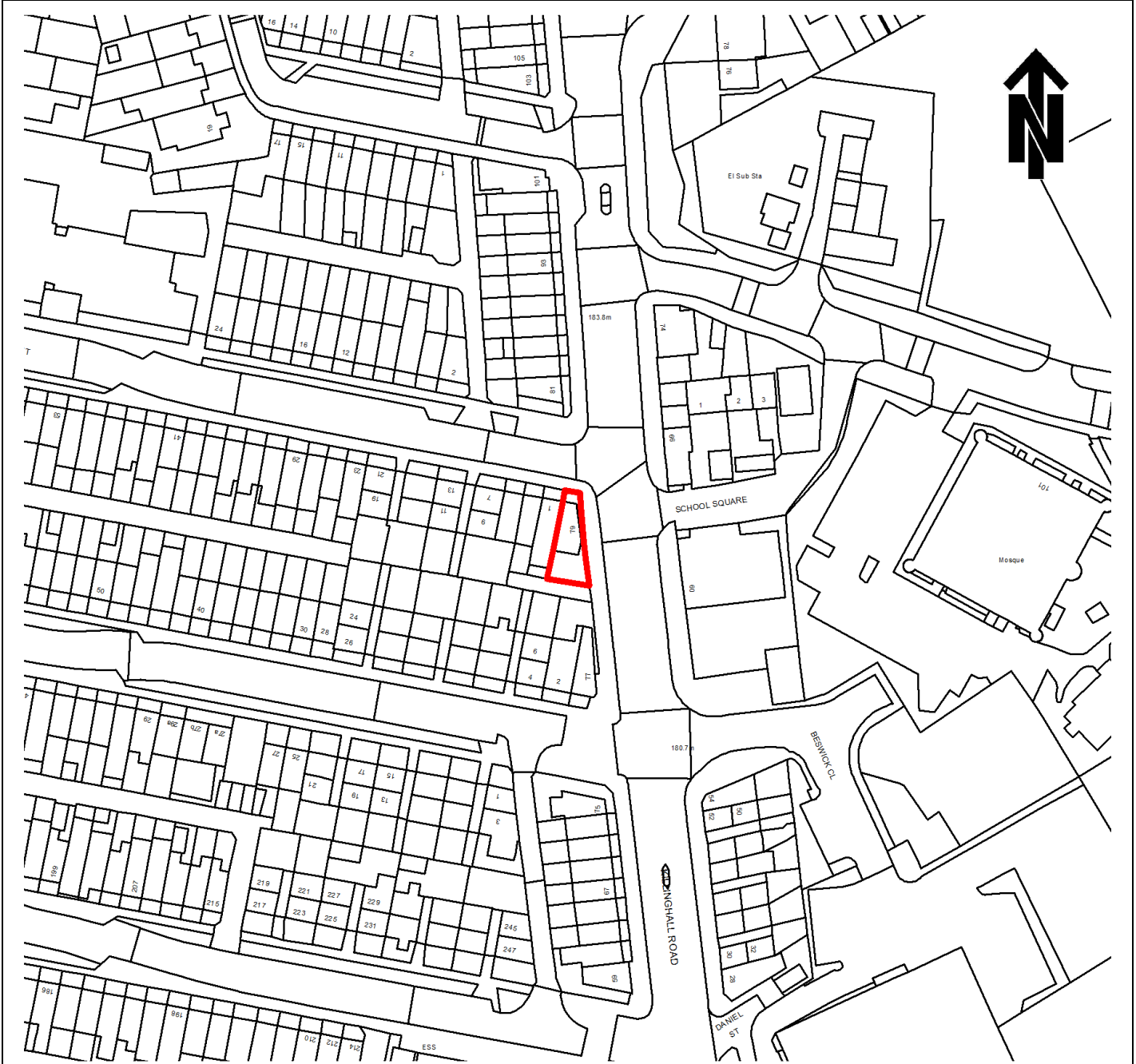
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 6 June 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised externally mounted roller shutter, shutter box and guide rails are detrimental to visual amenity by virtue of their design and appearance, forming incongruous features on the building and in the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing Their Premises Supplementary Planning Document and the principles of the National Planning Policy Framework.

22/00065/ENFUNA



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79 Killinghall Road
Bradford
BD3 8DU

26 July 2023

Item Number: S
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00065/ENFUNA

Site Location:
79 Killinghall Road Bradford BD3 8DU

Breach of Planning Control:
Unauthorised part two-storey and part single storey side extension.

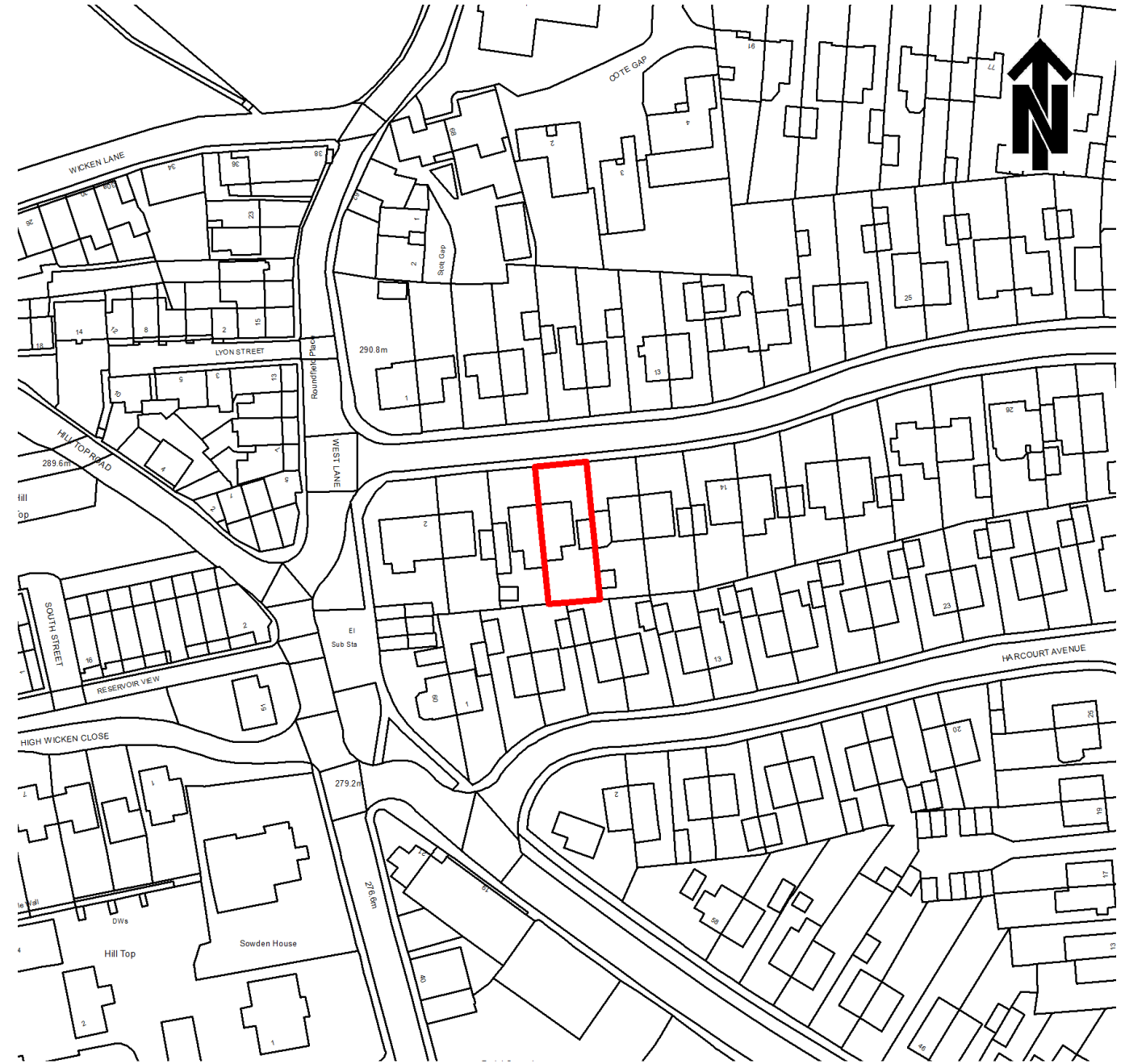
Circumstances:
In February 2022 the Council received enquiries regarding the construction of an extension to the property.

An inspection showed that a part two-storey and part single storey side extension to the property had been constructed, for which the Council had no record of planning permission having been granted.

The owner of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 11 April 2023, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised part two-storey and part single storey side extension is detrimental to visual amenity by virtue of its design, position and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder Supplementary Planning Document and the principles of the National Planning Policy Framework.

21/00235/ENFUNA



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**8 Hillcrest Road
Thornton
Bradford
BD13 3PQ**

26 July 2023

Item Number: T
Ward: THORNTON AND ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00235/ENFUNA

Site Location:
8 Hillcrest Road Thornton Bradford BD13 3PQ

Breach of Planning Control:
Without planning permission, the construction of a raised platform with a fence atop.

Circumstances:
Following complaints received, a site visit revealed the above breach of planning control. Despite requests from the Local Planning Authority, the unauthorised works remain in situ.

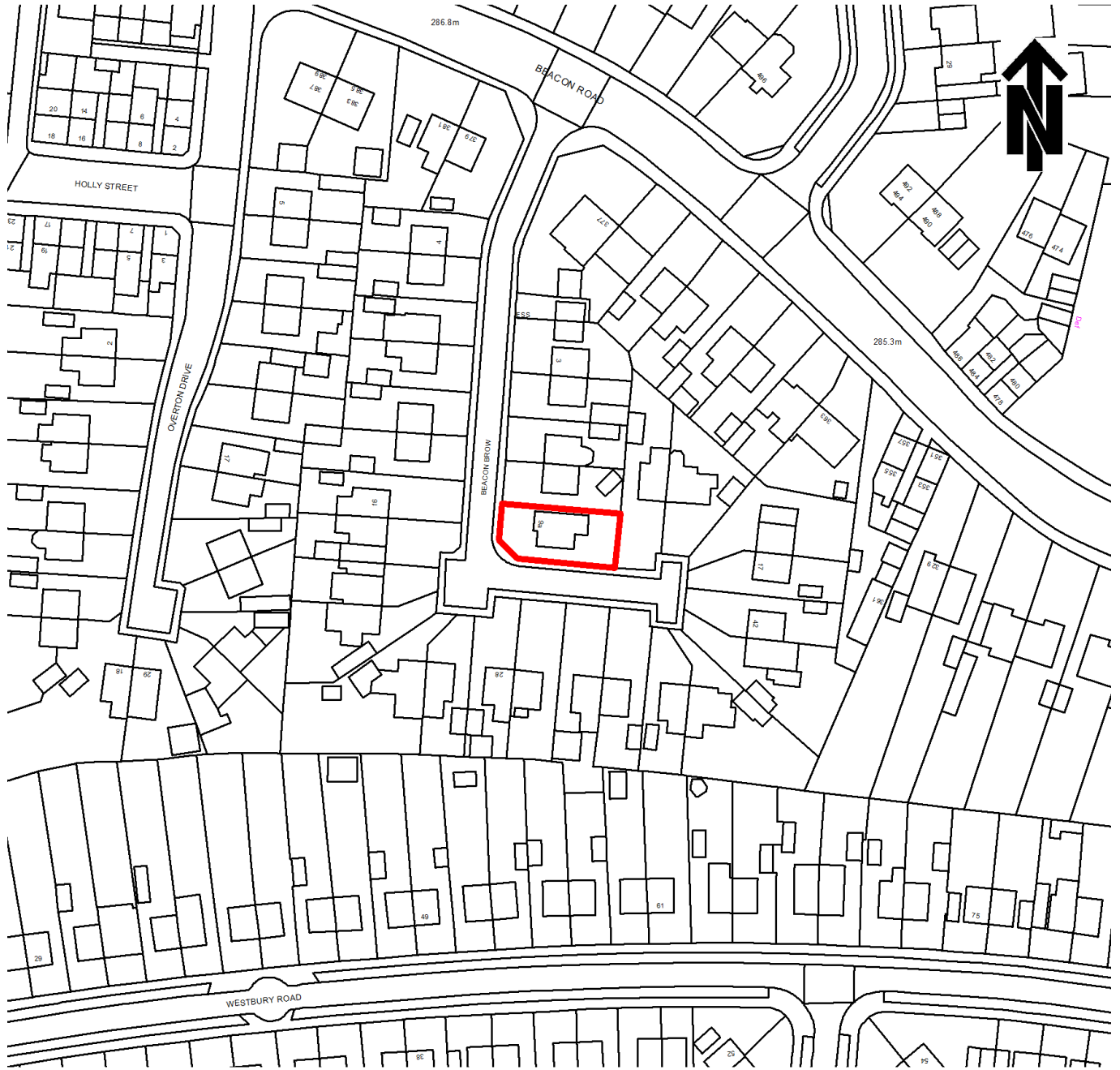
The raised platform projects to the rear boundary of the property and is elevated substantially above the ground level of Harcourt Avenue, because of its height and length it appears as a prominent, discordant and oppressive feature when viewed from Harcourt Avenue. The raised platform and fence atop is significantly harmful to the character and appearance of the area.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 20 June 2023 requiring the owner of the property to dismantle the raised platform, fence and all supporting structures and remove all resulting materials from the land.

22/00032/ENFUNA



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9A Beacon Brow
Bradford
BD6 3DE

26 July 2023

Item Number: U
Ward: QUEENSBURY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00032/ENFUNA

Site Location:
9A Beacon Brow Bradford BD6 3DE

Breach of Planning Control:

Without planning permission, the erection of a fence atop a brick wall, a pedestrian gate and a double gate.

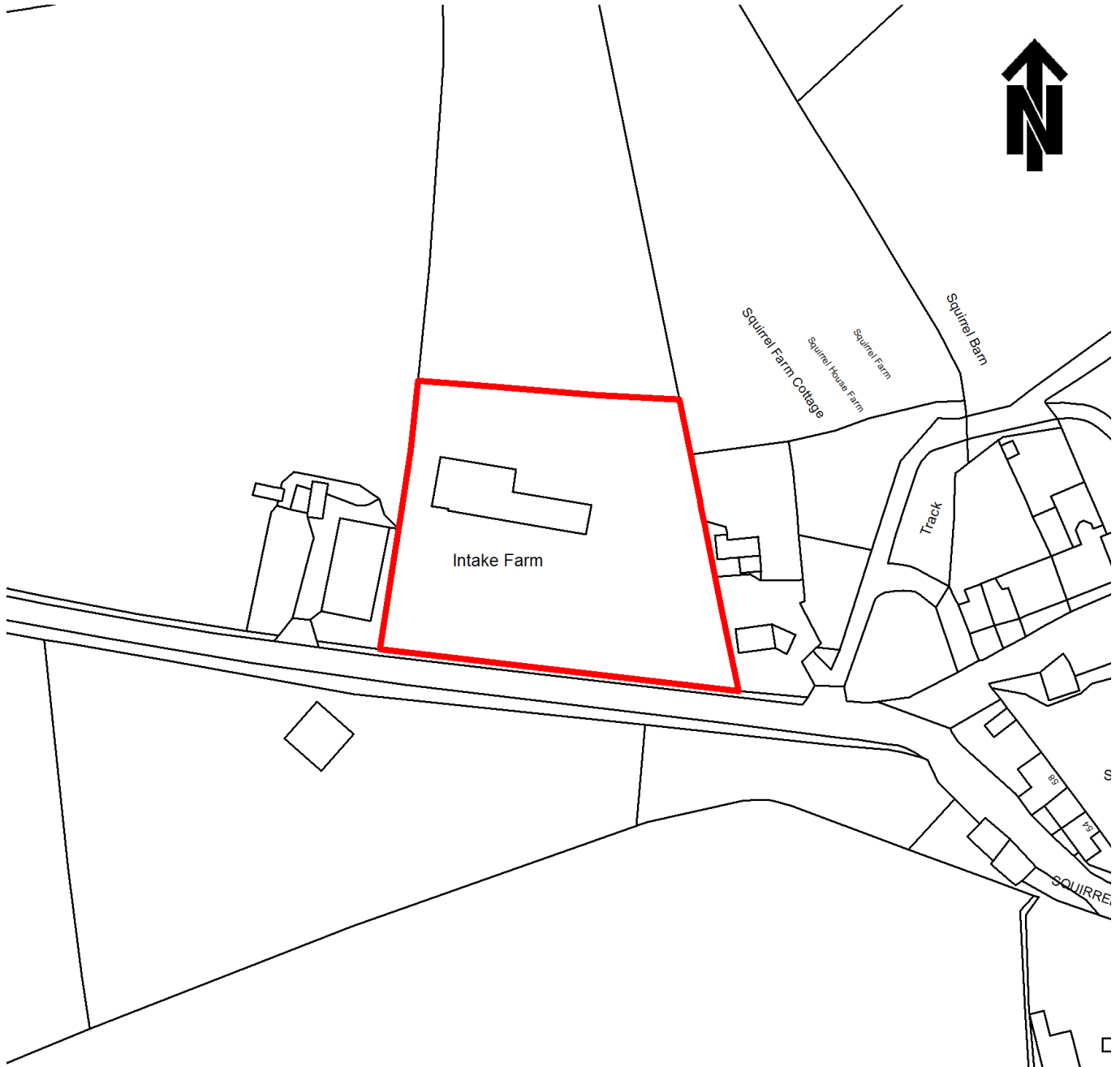
Circumstances:

The Local Planning Authority has received enquiries regarding the above development. On 19 December 2022 a retrospective planning application (22/05288HOU) that related to the retention of a boundary fence and gates was submitted to the Local Planning Authority for consideration and determination. On 13 February 2023 planning permission was refused.

The matter continues to remain unresolved, it is considered expedient to issue an Enforcement Notice because the fence and gates in combination with their height, length, solid appearance and prominent position represents an unwelcome and strident feature visually incongruous with the prevailing character of the locality. The means of enclosure is harmful to the appearance of the street scene.

On 11 May 2023, the Planning Manager (Enforcement and Trees) authorised enforcement action requiring the owner of the property to dismantle the fence and posts atop the brick wall, remove the pedestrian gate, double gate and supporting structures and remove all arising materials from the land.

21/00325/ENFUNA



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**Intake Farm
Cragg Lane Thornton
Bradford BD13 3SP**

26 July 2023

Item Number: V
Ward: THORNTON AND ALLERTON)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00325/ENFUNA

Site Location:
Intake Farm Cragg Lane Thornton Bradford BD13 3SP

Breach of Planning Control:
Without Listed Building Consent, the construction of a side extension.

Circumstances:
The Local Planning Authority received enquiries regarding the extension, which has been constructed on a Grade II Listed building.

The Council has no record of Listed Building Consent having been granted for the extension and the owner of the property has been requested to rectify the breach, however the matter remains unresolved.

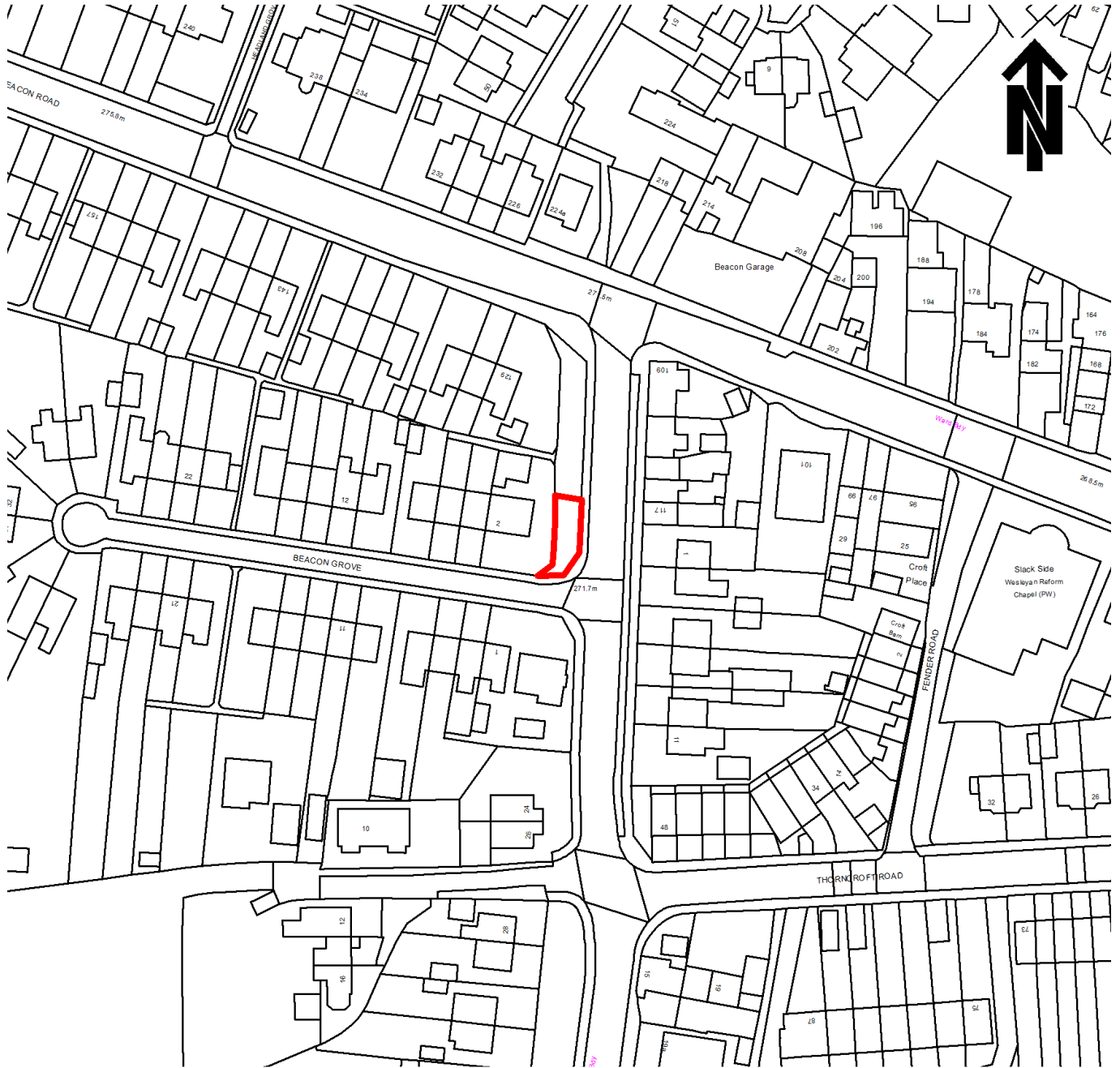
It is considered expedient to instigate legal action as the extension is harmful to the architectural and historical interest of the listed building.

On 21 March 2023 the Planning Manager (Enforcement & Trees) authorised proceedings to issue a Listed Building Enforcement Notice requiring the demolition of the unauthorised side extension and removal of all arising materials from the property.

22/00543/ENFUNA



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**Land Adjacent To
2 Beacon Grove
Bradford**

26 July 2023

Item Number: W
Ward: ROYDS
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00543/ENFUNA

Site Location:
Land Adjacent to 2 Beacon Grove Bradford

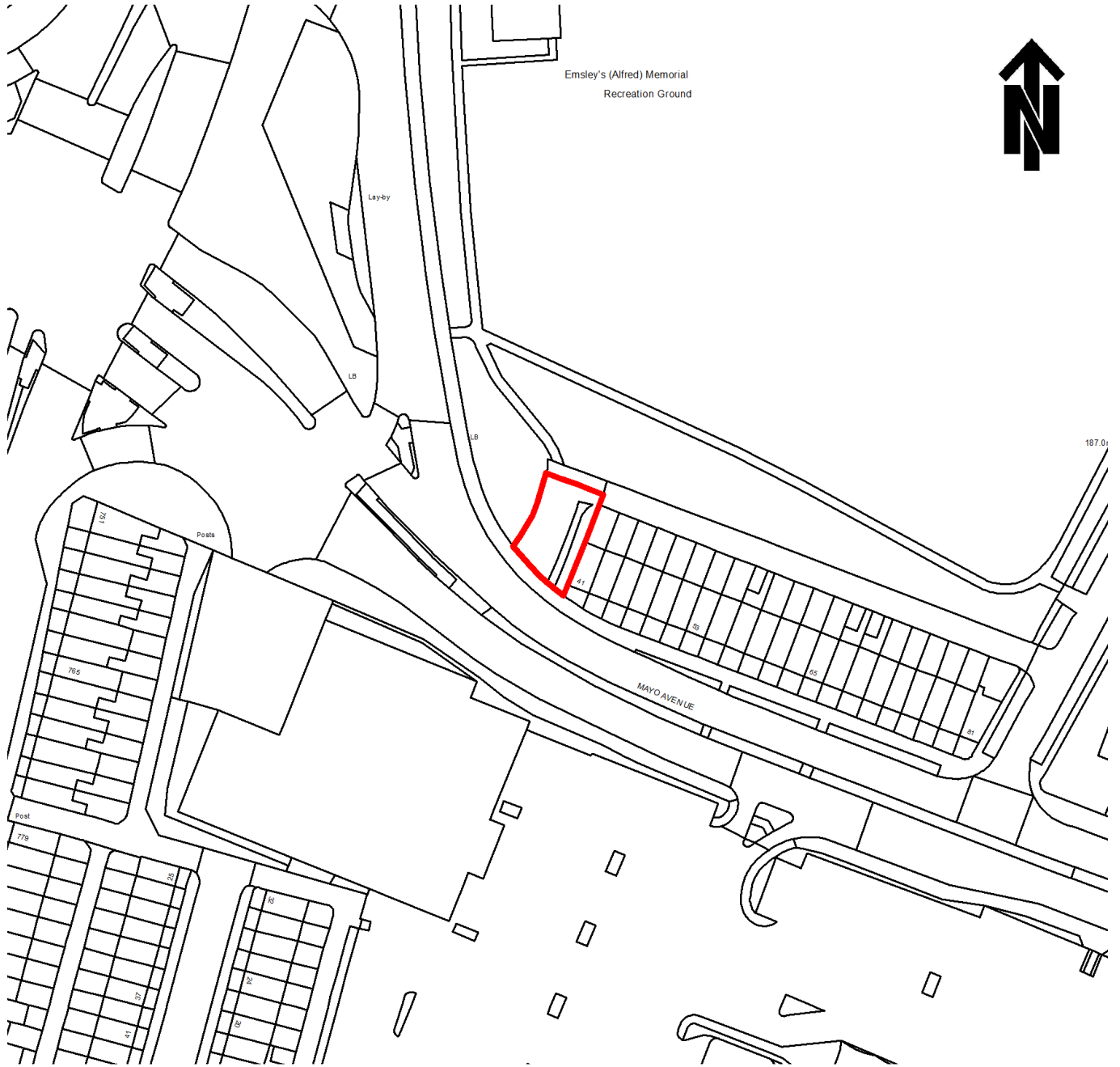
Breach of Planning Control:
Without planning permission, the erection of a fence.

Circumstances:
Following the receipt of complaints, a site visit revealed the above breach of planning control. Despite a request from the Local Planning Authority, the unauthorised fence remains in situ.

It is considered expedient to issue an Enforcement Notice as the fence in combination with its height, its length, its solid appearance and its position forward of the building line, means that it is a dominant and incongruous feature in the street scene. Additionally, the fence restricts the visibility of drivers from vehicles emerging from the parking spaces to the rear of 2 Beacon Grove to the detriment of the safety of other road users and pedestrians.

The Planning Manager (Enforcement and Trees) authorised Enforcement action on the 11 May 2023 requiring the occupiers of the land to dismantle the fence and posts and remove all arising materials from the land or reduce the height of the fence so that no point exceeds 1 metre in height from the original ground level.

22/00544/ENFCOU



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**Land Adjacent To
41 Mayo Avenue
Bradford**

26 July 2023

Item Number: X
Ward: WIBSEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00544/ENFCOU

Site Location:
Land Adjacent to 41 Mayo Avenue Bradford

Breach of Planning Control:
Unauthorised use of land for the storage of motor vehicles.

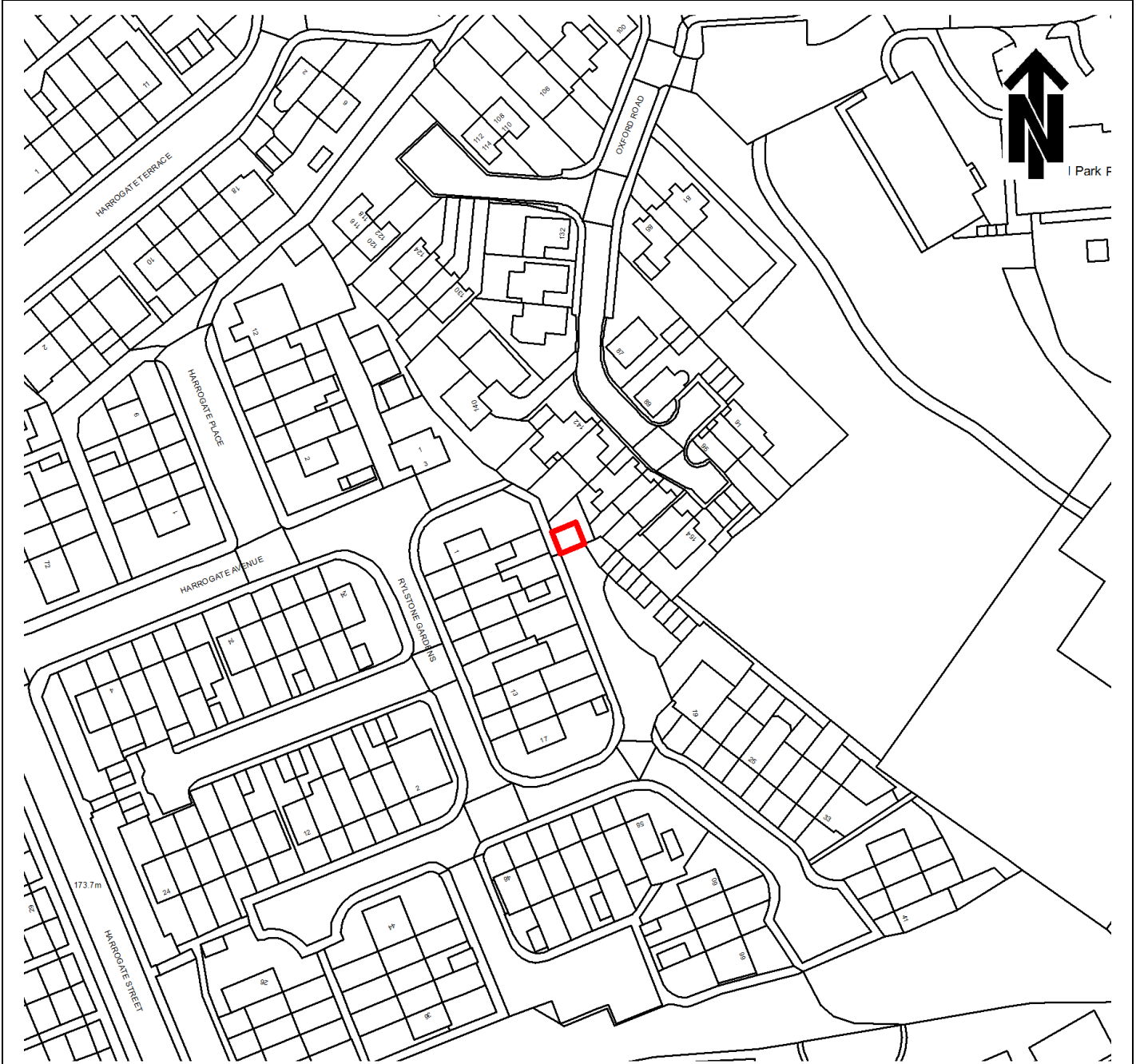
Circumstances:
The unauthorised storage of motor vehicles does not contribute to creating a high quality place and attractive, cohesive and sustainable settlement, is a harmful use in this location, being on an unadopted back street substandard in width, lighting and footways and affects highway and pedestrian safety and also harms the visual character and residential amenity of the neighbourhood in which it is sited and does not provide a high standard of environmental protection against noise, disturbance and pollution.

Contrary to policies SC9, EN8 and DS1, DS3, DS5 and TR2 of the Council's Core Strategy Development Plan Document. The Planning Manager (Enforcement and Trees) there authorised Enforcement action on the 5 June 2023.

22/00081/ENFUNA



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**Land At 1 Rylstone Gardens
Bradford
BD3 0LJ**

26 July 2023

Item Number: Y
Ward: BOLTON AND UNDERCLIFFE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00081/ENFUNA

Site Location:
Land at 1 Rylstone Gardens Bradford BD3 0LJ

Breach of Planning Control:
Unauthorised garage structure.

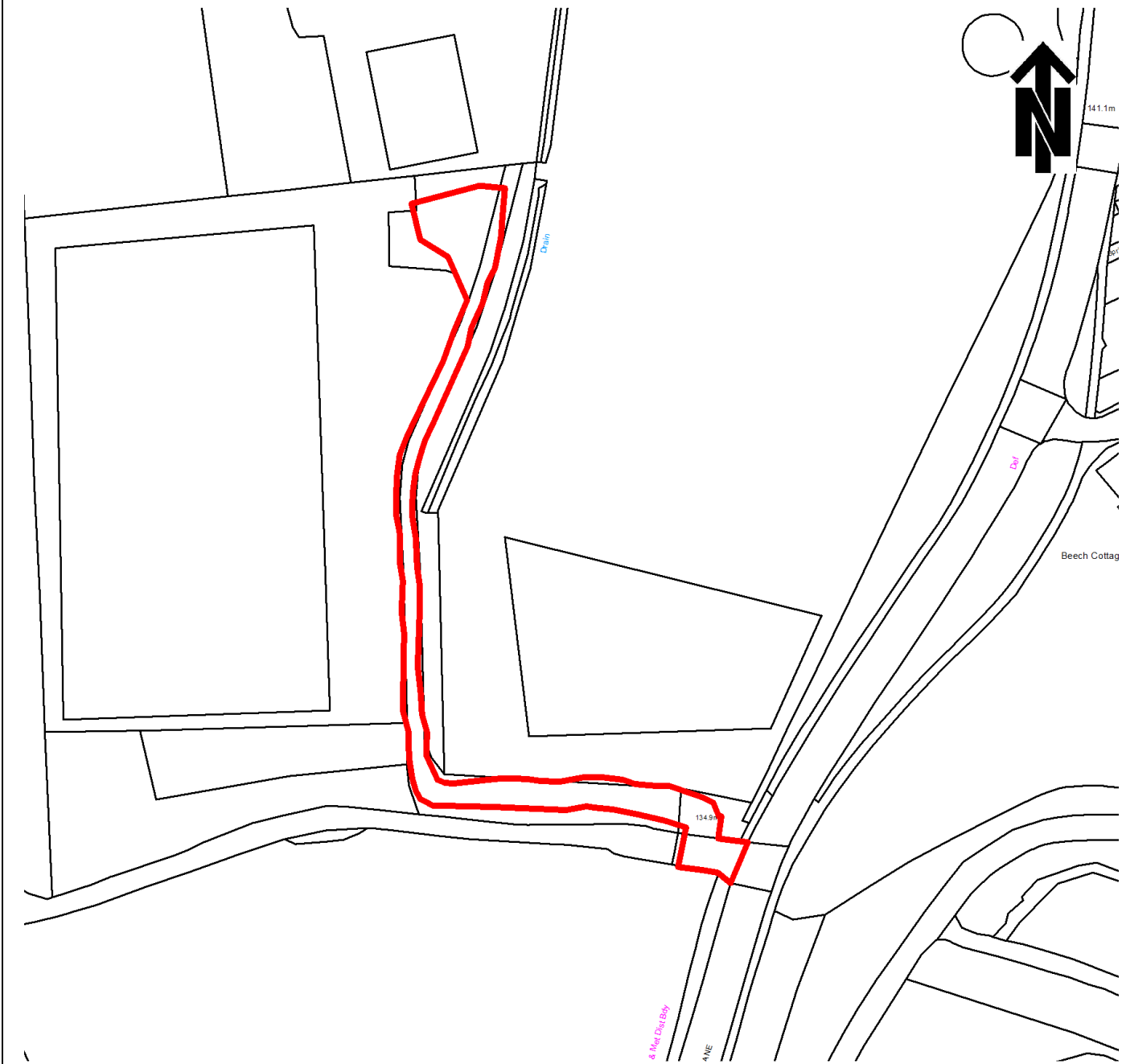
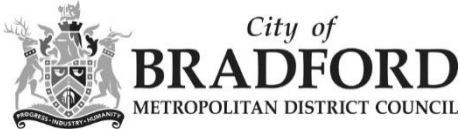
Circumstances:
In February 2022 the Council received an enquiry regarding alterations to a garage structure on the land.

An inspection showed that an existing detached garage structure had been increased in size and an apex roof added, for which the Council had no record of planning permission having been granted.

A retrospective planning application for the altered garage structure, reference 23/00607/HOU, was refused by the Council on 18th April 2023.

On 25 April 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised garage structure is detrimental to visual amenity by virtue of its position, design and appearance, forming an incongruous feature on the land and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

17/00122/ENFCOU



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**Land At Apperley Lane
Apperley Bridge
Bradford**

26 July 2023

Item Number: Z
Ward: IDLE AND THACKLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00122/ENFCOU

Site Location:
Land At Grid Ref 420153 439360 Apperley Lane Apperley Bridge Bradford

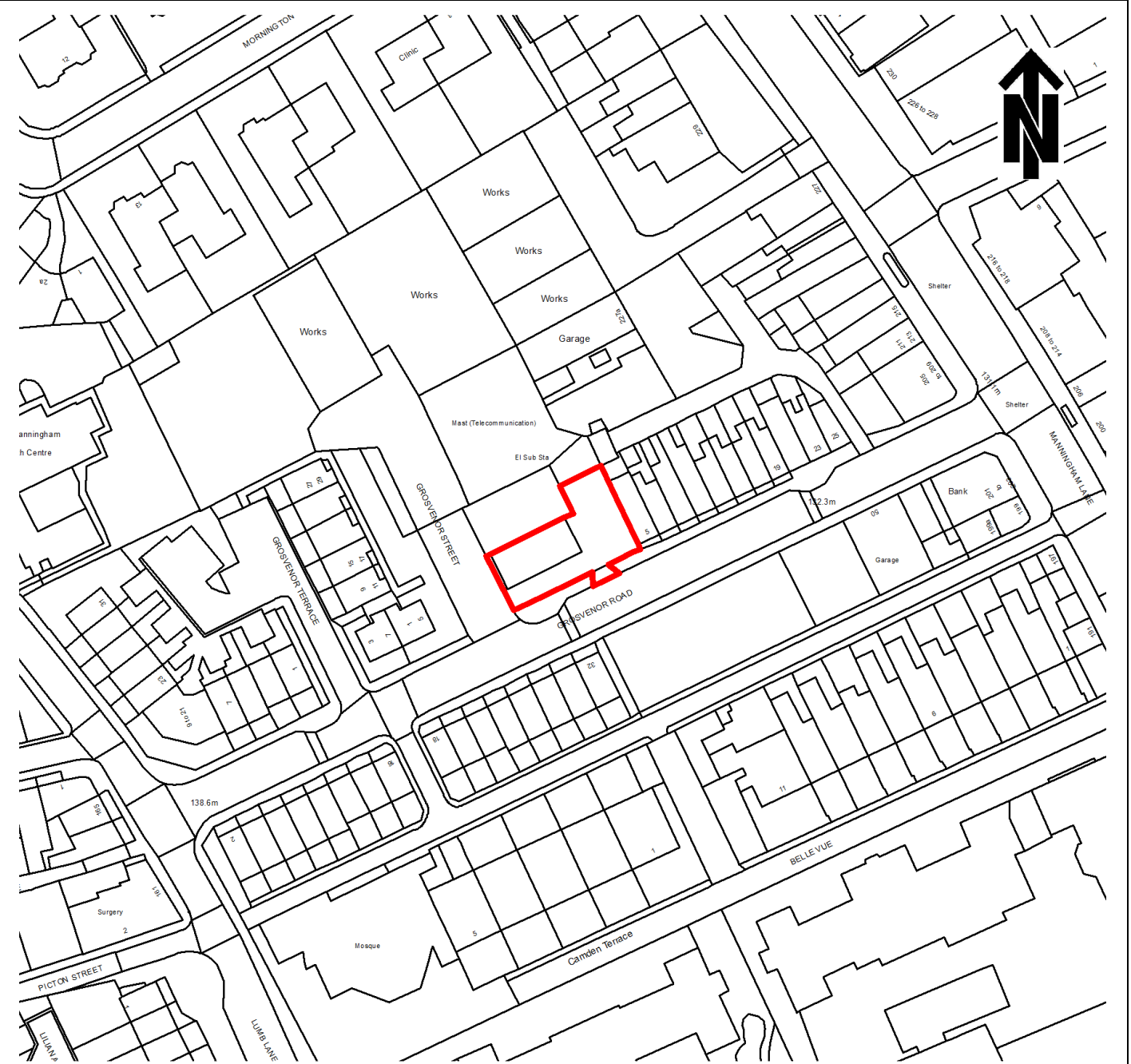
Breach of Planning Control:
Unauthorised material change of use from agriculture to a mixed use of agriculture and as a storage depot in connection with a tree contractor business.

Circumstances:
The Planning Manager (Enforcement and Trees) authorised an Enforcement Notice on 5 July 2023 as the use of the land as a storage depot in connection with a tree contractor's business is contrary to Policies SC9, DS1, DS2, DS5, EN4 and EN8 of the Core Strategy Development Plan Document and Section 13 Protecting Green Belt Land paragraphs 137,138, 147 and 148 and paragraph 111 (Highway Safety).

22/00350/ENFCON



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**The Old Filling Station
Grosvenor Road
Bradford BD8 7SB**

26 July 2023

Item Number: AA
Ward: MANNINGHAM
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00350/ENFCON

Site Location:
The Old Filling Station Grosvenor Road Bradford BD8 7SB

Breach of Planning Control:
Unauthorised use of land for the storage and repair of motor vehicles.

Circumstances:
Planning permission has recently been refused for the unauthorised use.

The use does not contribute to creating a high quality place and attractive, cohesive and sustainable settlement, is a harmful use in this location, being on a restricted parking street and due to the congested layout and operation of the site it adversely affects highway and pedestrian safety and also harms the visual character and residential amenity of the neighbourhood and fails to provide a high standard of environmental protection against noise disturbance and pollution. The use is contrary to policies SC9, EN8 and DS1, DS3, DS5 and TR2 of the Council's Core Strategy Development Plan Document.

An Enforcement Notice was authorised by the Area Planning Manager on 15 May 2023.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AB	Great Horton (ward 11)	1 St Wilfrids Close Bradford BD7 2LJ Hip to gable wall with rear dormer windows - Case No: 22/04773/HOU Appeal Ref: 23/00007/APPHOU
AC	Great Horton (ward 11)	33 Windermere Road Bradford BD7 4RH Loft conversion with front and rear dormer windows - Case No: 22/05336/HOU Appeal Ref: 23/00026/APPHOU
AD	Bradford Moor (ward 06)	828 Leeds Road Bradford BD3 9TY Installation of new digital poster display - Case No: 22/03375/ADV Appeal Ref: 22/00154/APPAD1
AE	Queensbury (ward 20)	Bloody Row Green Lane Queensbury Bradford Appeal against Enforcement Notice - Case No: 20/00576/ENFUNA Appeal Ref: 22/00070/APPENF
AF	Queensbury (ward 20)	Bloody Row Green Lane Queensbury Bradford Appeal against Enforcement Notice - Case No: 20/00576/ENFUNA Appeal Ref: 22/00071/APPENF
AG	Queensbury (ward 20)	Deanstones Farm Deanstones Lane Queensbury Bradford BD13 2LL Appeal against Enforcement Notice - Case No: 19/00026/ENFUNA Appeal Ref: 22/00073/APPENF

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AH	Bowling And Barkerend (ward 05)	<p>Mount Street Mills Mount Street Bradford BD3 9RJ</p> <p>Proposed 15 residential units. These are to include a mixture of 1 bed and 2 bed apartments. All of these apartments are to be on first floor of the building. the flats are to be serviced by the existing staircase. No external changes are required in this proposal - Case No: 22/02079/PN3MA</p> <p>Appeal Ref: 22/00139/APPPOR</p>

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AI	Eccleshill (ward 10)	<p>122 Fagley Road Bradford BD2 3JJ</p> <p>Construction of dormer window to front and hip to gable roof conversion - Case No: 22/04230/HOU</p> <p>Appeal Ref: 23/00011/APPHOU</p>
AJ	City (ward 07)	<p>132 Horton Grange Road Bradford BD7 2DW</p> <p>Appeal against Enforcement Notice - Case No: 20/01292/ENFUNA</p> <p>Appeal Ref: 22/00079/APPENF</p>
AK	Bradford Moor (ward 06)	<p>133 Lapage Street Bradford BD3 8AF</p> <p>Appeal against Enforcement Notice - Case No: 20/01384/ENFUNA</p> <p>Appeal Ref: 22/00102/APPENF</p>
AL	Manningham (ward 19)	<p>14 Woodview Terrace North Avenue Bradford</p> <p>Resubmission of application for basement and lower ground floor extension to the rear (retrospective) - Case No: 22/02343/FUL</p> <p>Appeal Ref: 22/00125/APPFL2</p>

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AM	Heaton (ward 12)	218 Bradford Road Shipley BD18 3AN Creation of vehicular access to classified road and off-street car parking - Case No: 22/03431/HOU Appeal Ref: 22/00144/APPHOU
AN	Windhill And Wrose (ward 28)	2A Wrose Road Bradford BD2 1LH Change of use from retail to daytime coffee house and evening micro pub with associated works - Case No: 22/01452/FUL Appeal Ref: 22/00127/APPFL2
AO	City (ward 07)	38 - 42 Mannville Terrace Bradford BD7 1BA Appeal against Enforcement Notice - Case No: 20/01317/ENFUNA Appeal Ref: 22/00155/APPENF
AP	Wibsey (ward 27)	4 Hawes Avenue Bradford BD5 9AY Rear first floor extension (retrospective) - Case No: 22/03519/HOU Appeal Ref: 22/00161/APPHOU
AQ	Tong (ward 25)	41 Heath Hall Avenue Bradford BD4 6JN First floor extension to front - Case No: 22/04881/HOU Appeal Ref: 23/00022/APPHOU
AR	Little Horton (ward 18)	453 Bowling Old Lane Bradford BD5 8HL Appeal against Enforcement Notice - Case No: 20/01588/ENFUNA Appeal Ref: 22/00130/APPENF
AS	Wyke (ward 30)	74 - 76 Town Gate Wyke Bradford Construction of wooden structure to provide shade to front of shop - Case No: 22/03553/FUL Appeal Ref: 23/00003/APPFL2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AT	City (ward 07)	<p>Eastbrook Hall Leeds Road Bradford</p> <p>Conversion of an existing unused basement room into four studio apartments - Case No: 22/03679/FUL</p> <p>Appeal Ref: 23/00018/APPFL2</p>
AU	Thornton And Allerton (ward 23)	<p>Land At Grid Ref 409999 432639 Thornton Road Thornton Bradford</p> <p>Outline application for residential development of land for 4 bedroom detached dwelling with all matters reserved - Case No: 22/03189/OUT</p> <p>Appeal Ref: 23/00020/APPOU2</p>
AV	Little Horton (ward 18)	<p>Land At Junction Of Independent Street And Centre Street Bradford BD5 9DA</p> <p>Development of self contained B1 workshop units (Class E) - Case No: 22/03856/FUL</p> <p>Appeal Ref: 23/00029/APPFL2</p>
AW	City (ward 07)	<p>Land South Of 51 To 59 Westgate Bradford</p> <p>Siting of a shipping container serving as a manned security booth. (retrospective) - Case No: 22/03278/FUL</p> <p>Appeal Ref: 22/00147/APPFL2</p>
AX	Royds (ward 21)	<p>Land South Of 5B Brearcliffe Street Bradford BD6 2LD</p> <p>New dwelling on vacant land - Case No: 22/01067/FUL</p> <p>Appeal Ref: 22/00149/APPFL2</p>
AY	Bowling And Barkerend (ward 05)	<p>Unit 1 Seymour Works 341 Sticker Lane Bradford BD4 8RZ</p> <p>Single illuminated 48-sheet digital poster display - Case No: 22/04976/ADV</p> <p>Appeal Ref: 23/00024/APPAD1</p>

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Upheld (Enforcements Only)

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Appeal Allowed in Part/Part Dismissed

There are no Appeals Allowed in Part/Part Dismissed to report this month

Notice Upheld

There are no Notice Upheld to report this month

Notice Varied and Upheld

There are no Notice Varied and Upheld to report this month